

PLACER COUNTY GENERAL PLAN



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Housing Element



Prepared By:

Crawford Multari & Starr

June 30, 1992



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HOUSING ELEMENT

OF THE PLACER COUNTY GENERAL PLAN

June 30, 1992

PLACER COUNTY

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CONTENTS

CHAPTER 1 - INTRODUCTION	1
1.1 Housing Element Requirements	1
1.2 Fair Share Allocation: Overall Production Objective	2
1.3 Fair Share Allocation: Affordability Breakdown	2
1.4 Special Needs Groups	3
1.5 Current Efforts	3
1.6 Additional Efforts	3
1.7 Organization of the Housing Element	3
CHAPTER 2 - GOALS, POLICIES AND PROGRAMS	5
2.1 Affordable Housing Supply	5
2.2 Conservation/Rehabilitation	15
2.3 Preservation of At-Risk Units	17
2.4 Special Needs	18
2.5 The Homeless	19
2.6 Energy Conservation	19
2.7 Equal Opportunity	21
CHAPTER 3 - BACKGROUND INFORMATION	25
3.1 Existing Housing Characteristics	25
Number of Housing Units	25
Vacant Units	26
Type of Housing Unit	28
Tenure of Occupied Units	29
Persons per Households	31
Size of Housing Units	32
3.2 Existing Housing Conditions	33
Overcrowding	33
Structural Housing Conditions	36
Age of Housing Stock	39
Housing Rehabilitation Program	40
3.3 Housing Costs and Overpayment	41
Owner Occupied Housing Costs	41
Rental Housing Costs	43
Overpayment	44
3.4 Analysis of Special Housing Needs	49
The Elderly	49
Large Families	53
Single-Parent Families	54

CONTENTS (continued)

	The Disabled	57
	Farmworkers	59
	The Homeless	61
	Special Housing Needs in the Tahoe and Other Resort Areas	65
3.5	Projected Housing Needs	66
3.6	Energy Conservation Opportunities	71
	Factors Affecting Energy Use	71
	Relationships Between Homes, Services and Jobs	71
	Energy Efficiency in Individual Homes	74
3.7	Current and Past Housing Efforts	77
	Population Projections	77
	Housing Needs	78
	1984 Housing Element Programs	79
	Other Existing Housing Programs	86
	Housing Element Addendum	87
	Low Income Housing Development in Incorporated Areas	87
3.8	Low Income Housing Conversions	89
	Inventory of Potential At-Risk Units	90
3.9	Land and Services for Residential Development	91
	Adequate Sites for New Housing	91
	Location of Sites and Services	96
	Conclusions	99
3.10	Government Constraints	101
	Local Land Use Controls	101
	On- and Off-Site Development Standards	104
	Building and Housing Codes	106
	Code Enforcement	106
	Permit Processing Times	106
	Permit Processing and Residential Development Fees	107
	Impediments to Affordable Housing Production in the Tahoe Area	109
3.11	Non-Governmental Constraints	111
	Land Costs	111
	Site Improvement Costs	111
	Construction Costs	111
	Availability of Financing	112
3.12	Summary Findings	114
 CHAPTER 4 - GENERAL PLAN CONSISTENCY		117
 CHAPTER 5 - PUBLIC PARTICIPATION		119

CONTENTS (continued)

APPENDIX	121
A. Partial Inventory of Adequate Sites for New Housing	121
B. Potential Homeless Shelter and Service Sites	125
C. Persons Consulted	129
D. Bibliography	131
E. Glossary	133

FIGURES

(Figures Follow Page Numbers Shown)

1.	Cities and Unincorporated Communities	24
2.	Vacant Units by Type	26
3.	Vacancy Rates by Area	28
4.	Areas of Overcrowding	34
5.	Structural Housing Conditions Survey	36
6.	Distribution of Elderly	52
7.	Zones Allowing Housing	96
8.	Primary Residential Zones	96
9.	Permit Processing Time Lines	106
10.	Potential Homeless Shelter and Service Sites	126

TABLES

2-1	Summary of Quantified Objectives	22
3-1	Housing Units by Occupancy Status	25
3-2	Vacant Housing Units	26
3-3	Vacancy Rates by Area	27
3-4	Occupied Housing Units by Type	28
3-5	Tenure of Occupied Housing Units	29
3-6	Tenure by Type of Occupied Units	30
3-7	Persons by Household by Type and Tenure of Occupied Units	31
3-8	Size of Housing Units	32
3-9	Tenure by Persons per Room	33
3-10	Household Tenure by Persons per Unit	34
3-11	Location of Overcrowded Housing Units	35
3-12	Housing Units Needing Moderate or Greater Rehabilitation	37
3-13	Housing Condition Survey Results	38
3-14	Housing Units by Age	39
3-15	Quartile Values of Owner Occupied Housing	42
3-16	Home Sale Prices	42
3-17	Quartile Values of Contract Rent	43
3-18	Residential Rental Prices in Selected Areas	44
3-19	Percentage of Households Overpaying Housing Costs	45
3-20	Number of Households Overpaying Housing Cost	46
3-21	Comparison of Housing Value, Rent and Income	46
3-22	Low-Cost Rental Units	50
3-23	Elderly Population	51
3-24	Elderly Persons by Area	51
3-25	Occupancy Status of Elderly Population	52
3-26	Living Arrangements of Elderly Population	53

Tables (continued)

3-27	General Family and Household Characteristics	53
3-28	Location of Large Housing Units and Large Households	55
3-29	Comparison of Household Composition	56
3-30	Household Composition	56
3-31	Households by Income Group	67
3-32	Fair Share Household Projections	67
3-33	Housing Needs by Income Category	67
3-34	Monthly Mortgage Payments	68
3-35	Projected vs. Actual Population Projections	77
3-36	1984 Housing Element Programs	79
3-37	Zones Allowing Housing, and land Use Permit Requirements	93
3-38	Squaw Valley Zones Allowing Housing, & Land Use Permit Requirements	94
3-39	Residential Densities Allowed by Existing Zoning	97
3-40	Acreage in Zones Allowing Housing, and Their Holding Capacity	98
3-41	Comparison of Housing Needs and Holding Capacity	99
3-42	Proposed Regulations for Zones Permitting Residences	102
3-43	Regulations for Zones Permitting Residences	103
3-44	Proposed Set-Back Requirements in Residential Zones	104
3-45	Set-Back Requirements in Residential Zones	105
3-46	Residential Fee Comparisons by County and City	108
A-1	Partial List of Land Suitable for Residential Development	122
A-2	Selected Multi-Family Projects	123

CHAPTER 1

INTRODUCTION

California state law requires every county and city to adopt a general plan that covers seven topics, or "elements." Those mandatory elements are land use, circulation, housing, conservation, open space, noise and safety. The general plan serves as a blueprint for community growth and change. The plan contains goals, objectives, policies, and programs to guide decisions by County government about private land development and providing public services and facilities. As social, economic, and environmental conditions change over time, it is important that the general plan be periodically revised to effectively address both current conditions, and evolving community expectations about the future.

Preparation of this housing element was initiated as part of an update of the entire Placer County General Plan. Because of its comprehensive scope, the entire general plan revision is not expected to be completed until 1993. However, state law requires that the housing element be updated by July 1, 1992. In order to meet that deadline, the housing element was placed on a faster track and has been completed ahead of the other general plan components. It is possible that the housing element will need to be further revised based on the work done on the other elements during the next year.

1.1 HOUSING ELEMENT REQUIREMENTS

State law is more specific about the content of housing elements than any other portion of the general plan. The housing element is also the only part of the general plan that is subject to mandatory deadlines for periodic updates. It is the only element that is actually subject to review and "certification" by the state.

This housing element includes all of the following information as required by state law:

- A summary of the past housing efforts and an analysis of reasons for their success or failure.
- Information about the existing housing stock, covering such items as the amount, type, cost, tenure, and structural conditions of the units. Other areas of concern include overcrowding and the needs of special subgroups of the population such as handicapped citizens, the elderly, homeless persons or single parent households.
- An analysis of potential barriers to housing production including various governmental constraints as well as non-governmental ones.
- Information about opportunities for improving energy conservation when rehabilitating existing housing and constructing new housing.
- Information about existing subsidized housing and the possibility of its being lost due to conversion to market-rate units.
- Specific goals, measurable objectives, policies and implementation measures. Objectives must include targets for housing unit production, based on a "fair share allocation".

The "fair share allocation" assigns a specific number of units in different price ranges to all the local jurisdictions in the State. The California Department of Housing and Community Development (HCD) generates estimates of the statewide need for housing. This is then broken down into regions. In each region, the area council of governments (in Placer County's case the Sierra Planning Organization) prepares a more specific regional distribution of the needs to the local counties and cities.

1.2 FAIR SHARE ALLOCATION: OVERALL PRODUCTION OBJECTIVE

The Sierra Planning Organization (SPO) has calculated—based on number provided by the state—that the unincorporated area of Placer County should accommodate 5,178 new housing units between 1990 and 1997. This represents about 740 units per year—approximately a 2.2 percent annual growth rate.

Based on past housing construction levels, this is not an unrealistic objective. Since the last major update of the housing element in 1984, over 1000 units per year on average have been produced in the unincorporated county.

The County has designated more than sufficient land for a variety of residential densities to accommodate the expected housing demand.

Thus, past production rates, largely driven by private market forces, would significantly exceed the overall production objective.

1.3 FAIR SHARE ALLOCATION: AFFORDABILITY BREAKDOWN

The allocation program, however, also breaks down the total housing production goal into various cost categories: units affordable to "very low" income, to "low" income, to "moderate" income and to "above moderate" income households. Section 3.6 of this element defines these categories for Placer County. It is unlikely that the private market will provide sufficient housing affordable to persons with low or very low incomes.

Rental costs. The median rent in Placer County is just under \$500 per month. This is approximately the housing cost level considered affordable to low income households. Between 1980 and 1990, the number of units for rent in the unincorporated county increased by about 20 percent. This element sets as an objective that at least 25 percent of new housing will be for rent. If this objective is reached and housing production continues at past rates between 1990 and 1997, about 1750 new rental units would become available.

If the median rent remains affordable to low income households this means approximately half of the new rental units will be priced within the means of low income residents. Of course, the new rental housing will be more likely to charge rates higher in the range found in the county. Nonetheless, rental housing provided by the private market does represent a significant potential for lower cost housing production and should be encouraged.

For-sale costs. In 1990, the median sale price for a housing unit in Placer County was about \$169,000. This suggests that most for-sale housing is beyond the means of even the moderate income households. Significantly increasing the availability of units affordable for purchase by low and moderate income families will, therefore, require incentives or subsidies.

1.4 SPECIAL NEEDS GROUPS

A review of the most recent census data suggests that there are some groups of Placer County residents with special housing needs. These include the elderly, large families, and disabled persons. This housing element includes policies and programs to help address the needs of these groups. The element also discusses ways to help the homeless in the area.

1.5 CURRENT EFFORTS

The County already has in place several policies and programs to encourage affordable housing including density bonuses; provisions for second units, mobile homes in all residential districts, group housing, and mixed use projects; and incentives for senior housing. The County has also aided the homeless through various programs, administers Section 8 rental subsidies, distributes information on fair housing and tenants rights, and has established a permit streamlining program to reduce unnecessary processing delays. On a case by case basis, the County has also waived development fees for low cost housing projects and has required resort developers to help provide housing for workers. All the current policies and practices are retained in this element.

1.6 ADDITIONAL EFFORTS

A number of additional policies and programs to encourage affordable housing are included in the element. They cover a reduction in development standards, permit expediting and fee reductions for low cost housing projects. A new density bonus program aimed specifically at rental housing is included. In addition, the County will now require low cost housing in large projects associated with general plan amendments and rezonings and will charge in-lieu fees for deposit in a housing trust fund as a condition of approval for certain smaller market rate projects. The County will also activate a public housing authority and will try to establish a nonprofit housing development corporation.

1.7 ORGANIZATION OF THE HOUSING ELEMENT

The following chapter sets forth all the goals, policies, programs and objectives for housing in Placer County. The background information and analysis on which these were based follows in Chapter 3. This is the longest part of the element and covers all the data required by state law. Key findings are summarized in Section 3.12.

Chapters 4 and 5 discuss general plan consistency and public participation measures, respectively.

There are four appendices. Appendix A provides an inventory of sites for new housing, including opportunities for homeless shelters and transitional housing. Appendix B lists the persons contacted during the preparation of the element; a bibliography of sources can be found in Appendix C. The last appendix is a glossary of abbreviations and technical terms.

CHAPTER 2

HOUSING GOALS, POLICIES AND PROGRAMS

State law requires that the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing". This section describes the proposed goals, objectives, policies and implementation programs of the Draft Housing Element for Placer County.

Goals refer to general statements of purpose, and indicate a direction the County will take with respect to the housing problems identified. *Policies* are statements of the County's position regarding the various housing issues identified, and provide a link between the goals and the quantified objectives. *Programs* are steps to be taken to implement the policies and achieve the quantified objectives. Some of the programs contain quantified *Objectives*, which refer to the number of units that are expected to be constructed, conserved or rehabilitated during the time frame of the Housing Element. The quantified objectives represent measurable outcomes which can be used to evaluate the success of the Housing Element in the future.

This housing element includes several new policies, programs, and institutional changes, intended to significantly increase the amount of affordable housing in Placer County. While most of the new efforts will be initiated shortly after adoption of the housing element, full implementation and the intended results will take a much longer time to realize. The County will regularly evaluate the progress and effectiveness of the new efforts. These initiatives, together, reflect a commitment to increasing affordable housing; but individual measures may be best viewed as trials or pilot programs. Their effectiveness will be evaluated over time, and modifications or adjustments will occur where useful. Programs that prove effective for Placer County will be reinforced while those that do not work may be discontinued, so that support resources can be directed to other housing ideas. The County's efforts to increase affordable housing should be viewed as long term, ongoing, and dynamic.

2.1 AFFORDABLE HOUSING SUPPLY

GOAL A: To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

General Policies

- A.1 The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.
- A.2 The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.
- A.3 The County shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.

- A.4 The County shall give highest priority for permit processing to development projects that include a lower income residential component.
- A.5 The County shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.
- A.6 The County shall relax or reduce development standards for low-income housing projects as an incentive for developers.
- A.7 Prior to disposing of County-owned surplus land, the County will consider the appropriateness of such land for housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of lower income housing.
- A.8 The County shall establish a public housing authority serving the Placer County area.
- A.9 The County shall support the creation of a nonprofit housing development corporation whose primary focus will be to serve the Placer County area.
- A.10 The County shall, through a public housing authority and/or in conjunction with nonprofit or for profit developers, apply for funds from the state and federal governments to construct housing for low income households.
- A.11 All new housing projects of 100 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, community plan amendment, rezoning or specific plan shall be required to provide at least 10 percent of the units to be affordable to low income households. The low income units shall be available concurrently with the market-rate units. All such units shall remain affordable for at least 20 years.

In cases where developers actually construct the low income units, the projects shall be eligible for a 10 percent density bonus. The Land Use Element and Zoning Ordinance will be amended to avoid potential conflicts with minimum lot size standards in cases where the density bonus option is exercised.

In cases where the County determines that it is impractical for the developer to actually construct the units on site, the County may as an alternative allow the dedication of land sufficient to accommodate at least 10 percent of the units for low-income households and/or the payment of an in-lieu fee. In cases where land dedication is deemed suitable, such land shall be offered in fee to the County or to another public or nonprofit agency approved by the County. The amount of the in-lieu fee shall be determined on a case-by-case basis. The County may require the developer to fund an analysis showing how contributions of in-lieu fees could be best utilized to create the desired number of low-cost units.

- A.12 All new housing projects of less than 100 units on land that has received an increase in allowable density through a general plan amendment, community plan amendment, rezoning or specific plan shall be required to pay an in-lieu fee of 1 percent of the total estimated land and construction cost of the project, for use in producing affordable housing. Alternatively, the County may waive the fee in cases where lower

income units are included in the project and the Board of Supervisors finds that the number of lower income units is commensurate with the numbers that could be built or leveraged through the fee.

- A.13 Inclusionary housing provisions shall be incorporated in all new or updated community plans.
- A.14 Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.
- A.15 Low income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.
- A.16 The County shall require low income housing units in density bonus projects to be available at the same time as the market-rate units in the project.
- A.17 The County shall encourage the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe region. Such efforts may include:
- Relaxing TRPA development codes for affordable housing projects and second residential units.
 - Allowing affordable housing projects an exemption from the requirement to secure development-rights.
 - Increasing the density bonus for affordable housing projects to make them more financially feasible.
- A.18 The County shall require new resorts in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to 50 percent of the housing demand generated by the project. Employee housing shall be provided for in one of the following ways (in order of preference):
- Construction of employee housing onsite.
 - Construction of employee housing offsite.
 - Dedication of land for needed units.
 - Payment of an in-lieu fee.
- A.19 Owners of vacation houses in the Lake Tahoe area shall be encouraged to rent to resort workers, especially in the North Tahoe area.
- A.20 The County will encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.

- A.21 The County will allow dwellings to be rehabilitated that do not meet current lot size, setback, and yard requirements, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and or safety.
- A.22 If redevelopment districts are adopted, the agencies shall utilize at least 20 percent of all tax increment proceeds for low income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low, low and moderate income households, as required by State law.
- A.23 For residential projects where 10 percent of the units are affordable to very low income households, or 20 percent are affordable to low income households, 50 percent of the development-related fees over which the County has direct control shall be waived. The Board of Supervisors may waive more fees as an additional incentive for affordable housing on a case-by-case basis.

Programs

1. As part of the General Plan update, and as part of each community plan update, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development.

Responsible Agency/Department: Planning Department
Funding: General Fund (already allocated)
Timeframe: 1993
Expected Outcome: Revised land use element that identifies areas appropriate for housing in the future

2. As part of the General Plan update, the County will develop a strategy for providing services and facilities for the areas designated for residential development.

Responsible Agency/Department: Planning Department, Community Services Department, Public Works Department
Funding: General Fund (already allocated)
Timeframe: 1993
Expected Outcome: Revised general plan

3. The County will continue to implement the permit streamlining program for residential projects.

Responsible Agency/Department: Planning Department
Funding: General Fund
Timeframe: Ongoing
Expected Outcome: Continued reduction in processing time

4. The Planning Department will establish a procedure for giving highest priority in the review process to low income housing projects.

Responsible Agency/Department: Planning Department, Public Works, Public Health
(Land development departments)
Funding: General Fund
Timeframe: 1993
Expected Outcome: New land development review procedure.

5. The County will amend the zoning ordinance to allow a reduction in required parking for mixed-use projects.

Responsible Agency/Department: Planning Department
Timeframe: 1993
Funding: General Fund (already allocated)
Expected Outcome: Zoning ordinance amendment

6. The County will amend the zoning ordinance so that the allowed residential density for mixed use projects in a commercial zone is based on the total lot size, without deducting the portion of the site used for commercial buildings.

Responsible Agency/Department: Planning Department
Timeframe: 1993
Funding: General Fund (already allocated)
Expected Outcome: Zoning ordinance amendment
Objective: 70 units in mixed-use projects

7. The County will amend the "second unit" provisions of the zoning ordinance to allow detached secondary units when such units are located above a garage or similar accessory building on lots less than 2.3 acres in area and the impacts on neighborhood character are not significant. The ordinance will provide specific guidance as to the circumstances in which detached second units are acceptable.

Responsible Agency/Department: Planning Department
Timeframe: 1993
Funding: General Fund (already allocated)
Expected Outcome: Zoning ordinance amendment

8. The County will develop procedures for evaluating surplus land to determine its suitability for housing, 'banking' such land for suitable housing projects, and making such land available to the public housing authority or to developers, whether they be private parties or non-profit corporations.

Responsible Agency/Department: Planning Department
Timeframe: 1993
Funding: General Fund
Expected Outcome: Adopted procedures

9. The County will activate a public housing authority. The first step will be to evaluate options under state law, including the creation of a housing authority serving the County only, an area housing authority serving one or more portions of the County, or the creation of a joint powers agency with neighboring counties or with the incorporated cities in the County that currently have or desire a housing authority.

Responsible Agency/Department: Community Services Department
Timeframe: 1994
Funding: General Fund for start-up costs; technical assistance from State and federal sources for ongoing operation.
Expected Outcomes: An evaluation of options. Activation of an authority in the form deemed most suitable for Placer County.
Objectives: 250 new units affordable to low-income households produced by a housing authority.

10. The County will evaluate existing nonprofit corporations in the area that may be interested and able to construct and manage low income housing projects in the unincorporated area. If such a nonprofit organization exists, the County will work with them to ascertain the specific needs of the corporation to expand their scope to serve the county. If no such nonprofit is identified, the county will solicit the assistance of the state Department of Housing and Community Development (HCD) to form a new nonprofit organization.

The County may provide technical and financial assistance to the nonprofit corporation.

Responsible Agency/Department: Community Services Department
Timing: 1995
Funding: General Fund
Expected Outcomes: Evaluation of options; formation of a non-profit housing corporation
Objective: 150 units constructed by nonprofit corporation.

11. The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single family residences.
- Allow mobile homes and manufactured housing in all residential zoning districts.
- Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones.
- Allow density bonuses for the construction of units for low and very low income residents, and for housing projects for seniors.
- Allow relief from parking standards and other specified development standards for senior housing projects.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Continued use of these programs
Objectives: 85 second units
85 mobile homes in residential zones

12. The County will amend the current density bonus ordinance to conform with the requirements of state law with regard to additional incentives and to provide a 25 percent density bonus if 20 percent of the units are available to low income households.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Amended ordinance that conforms to State law.
 Objective: 50 lower income units constructed under the density bonus ordinance

13. The County will amend the zoning ordinance to allow the relaxation of certain development standards as incentives for affordable housing projects. The specific standards which will be evaluated include, but are not limited to, the following:

- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation.
- Reduction in street widths.
- Reduction in turning radius on cul-de-sacs.
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness.
- Limiting the requirement for sidewalks to one side of the street and reducing the width requirement.
- Reduction in plant container size and density of plantings within landscaped areas of high density residential projects.
- Reduction in the number of landscaped islands required in parking areas.
- Reduction in the open space/recreational area requirements of high density residential projects when the project is located adjacent to public open space areas that may include schools, parks, passive recreation areas, etc.
- Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. The design review should encourage simple projects which are attractive and generally consistent with County policy, but are constructed at a lesser cost than market-rate projects.
- Reduction in setback requirements.
- Increase in the allowable height of buildings for affordable housing projects.
- Increase in the allowable lot coverage for affordable housing projects.

When evaluating possible reductions in development standards to encourage lower income housing, the County will also consider public health, safety and other important values such as adequate open space in projects.

Responsible Agency/Department: Planning Department
 Timeframe: 1993
 Funding: General Fund (already allocated)
 Expected Outcome: Zoning ordinance amendment

14. The County will adopt a new density bonus ordinance to encourage rental housing. Multi-family projects with more than four units and that provide at least 50 percent of the units as rentals affordable to moderate or lower income households may be eligible for

a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain rentals in the affordable price range for at least 20 years.

Responsible Agency/Department: Planning Department
Timeframe: 1993
Funding: General Fund (already allocated)
Expected Outcome: New density bonus ordinance
Objective: 1,700 rental units including those produced through the density bonus program

15. The County will adopt an ordinance or resolution waiving 50 percent of the development-related fees for projects in which 10 percent of the units are affordable to very low income households, or 20 percent of the units are affordable to low income households. The fee waiver shall apply only to fees over which the County has direct control. Fees that involve obligations to other jurisdictions or that could jeopardize payment of obligations for infrastructure development may be exempted. The ordinance or resolution may also allow greater waivers as an additional incentive on a case-by-case basis.

Responsible Agency/Department: County Administrator's Office, with Planning, Building, Community Services, Public Works, Parks, and Health
Timeframe: 1993
Funding: General Fund
Expected Outcome: Revised fee ordinance or resolution

16. If redevelopment areas are adopted and agencies activated, at least 20 percent of the tax increment funds will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for very low income households.

Responsible Agency/Department: Redevelopment agency (if created)
Timeframe: 1995 and ongoing
Funding: Tax increment
Expected Outcome: Lower income housing
Objective: 250 units

17. The County will work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable housing.

Responsible Agency/Department: Planning Department, TRPA
Timeframe: 1993
Funding: General Fund
Expected Outcome: Adopted changes in the TRPA Code to allow more affordable housing

18. The County will establish a housing trust fund for in-lieu fees, CDBG program income revolving loan funds, and other monies to acquire building sites for affordable housing,

to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, or other programs.

Responsible Agency/Department: Community Services Department
 Timing: 1995
 Funding: Various
 Expected Outcomes: Establish trust fund

19. Placer County will continue to identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate income housing.

Responsible Agency/Department: Community Services Department
 Timing: 1993
 Funding: General Fund
 Expected Outcomes: Letters to financial institutions

20. The County will develop guidelines for the administration of policies A.11 and A.12 and distribute the policies to affected property owners and developers. Such guidelines will be subject to Board review and approval prior to implementation.

Responsible Agency/Department: Planning Department
 Timing: 1993
 Funding: General Fund
 Expected Outcomes: Guidelines

21. The County will investigate and, where deemed eligible, apply for state and federal monies for low income housing construction and rehabilitation. Once a housing authority is established, the authority will be the County's principal coordinator for the screening and targeting of projects and potential funding sources. Until a housing authority is established, the Community Services Department will continue to assess potential affordable housing projects and funding sources, such as, but not limited to, the current CDBG program. Once a nonprofit housing corporation is operating in the Placer County area, the County will coordinate with the nonprofit to sponsor applications and, when appropriate, to apply directly for funding for affordable housing.

Responsible Agency/Department: Community Services Department/Housing Authority
 Timeframe: Ongoing depending on appropriate funding programs and realistic projects
 Funding: General Fund, Technical Assistance Grants
 Expected Outcomes: Applications for state and federal funding for affordable housing

22. The County will prepare a zoning ordinance amendment to implement policy A.18 requiring new resorts to provide housing.

Responsible Agency/Department: Planning Department
Timeframe: 1993
Funding: General Fund
Expected Outcome: New ordinance

GOAL B: To promote quality residential development in the County.

Policy

- B.1 The County encourages residential development of high architectural and physical quality, compatible with neighboring land uses.

Program

23. Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Continued implementation of design guidelines

2.2 CONSERVATION/REHABILITATION

GOAL C: To conserve the County's current stock of affordable housing.

Policies

- C.1 The County shall continue to make rehabilitation loans to low income households from its CDBG program revolving loan funds.
- C.2 The County shall continue to apply for CDBG's for the purpose of rehabilitating low cost, owner occupied and rental housing.
- C.3 Private financing of the rehabilitation of housing shall be encouraged.
- C.4 The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged.
- C.5 The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- C.6 The demolition of existing multi-family units should be allowed only when: a structure is found to be substandard and unsuitable for rehabilitation; and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance.
- C.7 The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- C.8 The County shall continue to provide Section 8 assistance to eligible households.

Programs

24. The County will apply annually for CDBG rehabilitation funds.

Responsible Agency/Department:	Community Services Department
Timeframe:	Ongoing
Funding:	CDBG
Expected Outcomes:	CDBG applications annually.
Objective:	150 units rehabilitated

25. The County will adopt an ordinance requiring tenant notice and relocation assistance in cases of demolition of multi-family housing. Such an ordinance shall provide for at least one year's notice to tenants except in cases of imminent risk to health or safety. The ordinance will also specify minimum requirements for relocation assistance for displaced tenants. Such assistance may include providing information about other available housing and providing a stipend to help offset moving expenses for low income households.

Responsible Agency/Department: Community Services Department
Timeframe: 1994
Funding: General Fund
Expected Outcomes: New ordinance

26. The County will adopt a mobile home conversion ordinance. Such an ordinance shall a) discourage the permanent loss of mobile homes, b) provide long-term notice to tenants prior to conversion, c) provide options for tenant purchase, d) shall require relocation assistance for households displaced when such a conversion is approved, and e) conform to other applicable provisions of State law.

Responsible Agency/Department: Planning Department
Timeframe: 1993
Funding: General Fund
Expected Outcome: Zoning ordinance amendment

27. Through the Department of Community Services, the County will continue to subcontract to HCD to administer Section 8 assistance in the County. If a public housing authority is created, direct administration of the program will be assumed by this authority. The public housing authority will, at the earliest possible date, apply for an increase in Section 8 certificates/vouchers directly to the federal Department of Housing and Urban Development (HUD).

Responsible Agency/Department: Community Services Department, HCD
Timeframe: Ongoing
Funding: Section 8 technical assistance
Expected Outcome: Continued and expanded Section 8 certificate program.
Objective: 250 Section 8 certificates/vouchers

2.3 PRESERVATION OF AT-RISK UNITS

At-risk units are those that are currently in a subsidized housing program but are approaching the end of the program's timeframe and will soon revert to market-rate housing. This section describes how these units will be preserved, although there are no subsidized units in the County which are eligible for conversion within the time-frame of this element.

GOAL D: Preserve all at-risk units within the unincorporated county.

Policies

- D.1 The County shall strive to preserve all at risk dwelling units in the unincorporated County.
- D.2 At least 2 years notice shall be required prior to the conversion of any units for low income households to market rate in any of the following circumstances:
- The units were constructed with the aid of government funding.
 - The units were required by an inclusionary zoning ordinance.
 - The project was granted a density bonus.
 - The project received other incentives.

Such notice will be given at least to the following:

- The County
- HCD
- Any public housing authority and nonprofit housing corporations that may exist in Placer County at the time
- Residents of at-risk units.

Programs

28. The County will annually update the list of all dwellings within the unincorporated county that are currently subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.

At such time as a housing authority is created to serve the unincorporated County, the housing authority shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low income housing.

Responsible Agency/Department:	Community Services Department/Housing Authority
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Annually updated list

29. The County will add to existing incentive programs, and include in all new incentive or regulatory programs, requirements to give notice prior to conversion to market rate units as described in Policy D.2.

Responsible Agency/Department: Planning Department, Community Services Department
Timeframe: 1993
Funding: General Fund
Expected Outcome: Revisions to all housing incentive and regulatory programs

2.4 SPECIAL NEEDS

Residents with special housing needs in Placer County include the elderly, large families and disabled persons. This section describes how the housing needs of these residents will be met.

GOAL E: To meet the housing needs of special groups of County residents, including a growing senior population, large families, and the disabled.

Policies

- E.1 The development of housing for seniors, including congregate care facilities, shall be encouraged.
- E.2 County policies, programs and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.
- E.3 The County will work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units for families in the Kings Beach area.

Programs

30. The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Continue existing incentives.
Objectives: 400 new housing units for seniors. Increase the capacity of congregate care facilities to 100 persons

31. The County will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single family dwellings.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Continue existing program
Objective: 15 group housing projects for handicapped persons

2.5 THE HOMELESS

GOAL F: To eliminate homelessness in the County through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

Policies

- F.1 The County shall continue to contribute to emergency shelter programs that provide adequate shelter in centralized locations accessible to the majority of homeless persons in the county.
- F.2 The county will assist various nonprofit organizations involved with emergency shelter and other aid to homeless persons.

Programs

- 32. The County will continue to contribute toward emergency shelter programs for the area, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsible Agency/Department:	Community Service/Welfare Departments
Timeframe:	Ongoing
Funding:	General Fund/State Emergency Shelter Program
Expected Outcome:	Continued use of the armory for emergency shelter

- 33. The County will work with TRPA to identify suitable sites and operating framework for a homeless shelter/emergency shelter in the Lake Tahoe area.

Responsible Agency/Department:	Community Service/Welfare Departments
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Identification of suitable sites for emergency shelters in the lake Tahoe region

2.6 ENERGY CONSERVATION

GOAL G: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Placer County residents.

Policies

- G.1 All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.
- G.2 New land use patterns should encourage energy efficiency, to the extent feasible.

Programs

34. The County will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department: Planning Department, Public Works Department, Building Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: New subdivisions that are oriented for solar access, to the extent practical

35. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

Responsible Agency/Department: Building Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Distribution of information with all residential building permits

36. As part of the General Plan update, the County will establish policies and land use patterns that encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund (already funded)
Expected Outcome: Policies that encourage efficient energy use

37. The County will continue to provide information on weatherization programs funded by the State, PG&E, and others.

Responsible Agency/Department: Building Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Distribution of information with all residential building permits.
Objective: 2,000 additional weatherized units

2.7 EQUAL OPPORTUNITY

GOAL H: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies

- H.1 The County declares that all persons regardless of race, creed, age, or sex shall have equal access to sound and affordable housing.
- H.2 The County will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Programs

- 38. The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to provide information regarding housing and tenant rights through the Department of Community Services office and through the Placer County Library Information Referral Line.

Responsible Agency/Department:	Community Services Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Distribution of information regarding equal access to housing

- 39. The County will refer people experiencing discrimination in housing to Legal Services of Northern California for help.

Responsible Agency/Department:	Community Services Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Distribution of information

TABLE 2-1
SUMMARY OF QUANTIFIED OBJECTIVES
Placer County

PROGRAM CATEGORY	Applicable Program	HOUSING UNITS BY INCOME GROUP				
		Very Low	Low	Moderate	Above Moderate	Total Units
New Construction						
1. Density bonus & other incentives	3, 4, 8, 11, 13, 14, 15, 16, 18	20	30			50
2. Second units	7	40	45			85
3. Hardship mobile homes	11	25	25	35		85
4. Mobile homes on lots	11	10	25	25	25	85
5. Rental density bonuses	12	25	75	25	25	150
6. Group housing	31	5	5	5		15
7. Mixed-use housing	5, 6	10	50	10		70
8. Inclusionary zoning	20, 22	50	100			150
9. Housing authority	9, 18, 21	200	50			250
10. Nonprofit corporation	10, 21	150				150
11. Redevelopment ¹	16	100	100			200
12. Private market	1, 2	200	600	1,500	4,000	6,300
Total:		835	1,105	1,600	4,050	7,590
SPO Fair Share		1,234	918	1,143	1,884	5,178

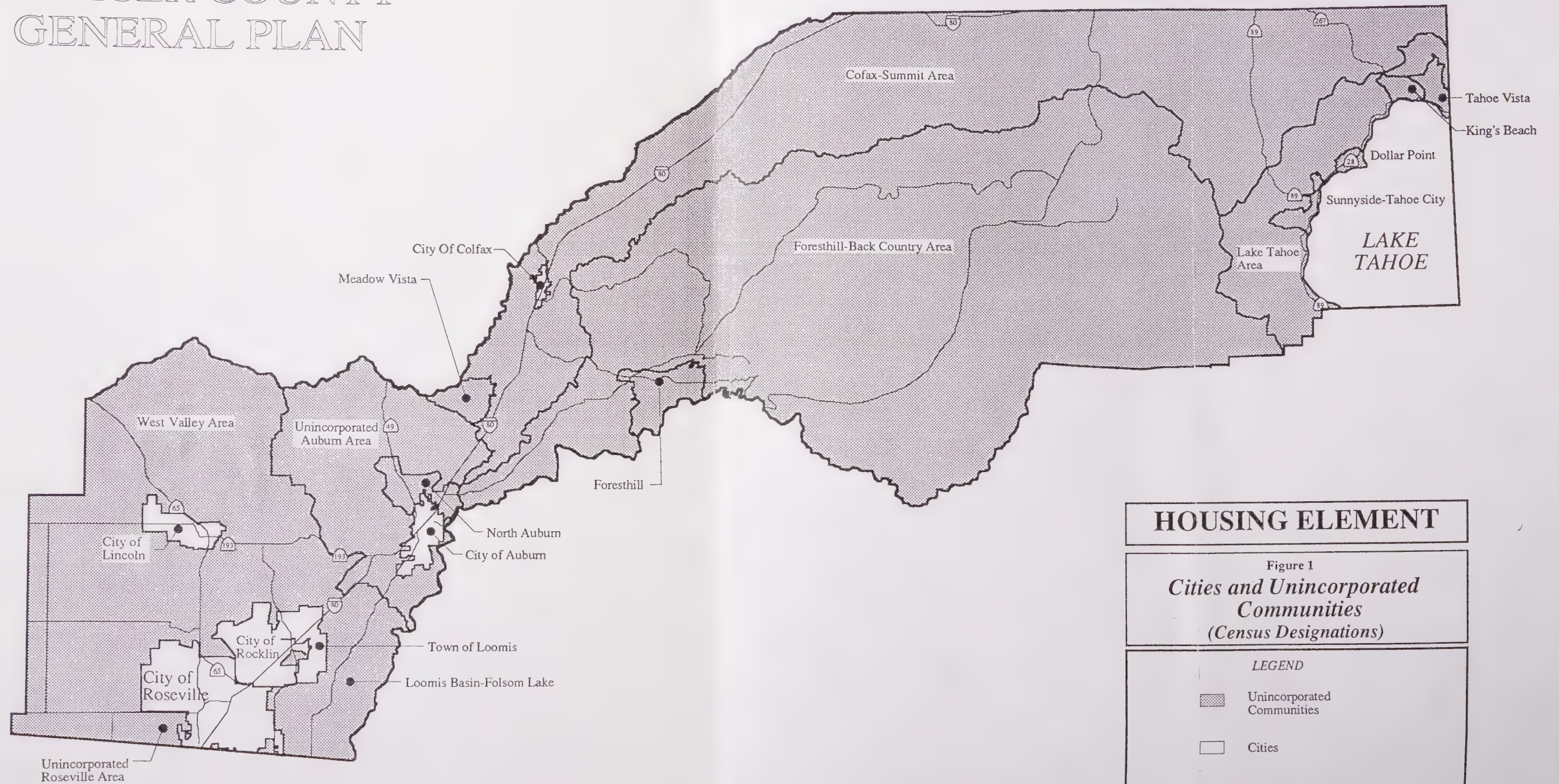
¹ Contingent on establishing a redevelopment district or districts

TABLE 2-1 (continued)

SUMMARY OF QUANTIFIED OBJECTIVES
Placer County

PROGRAM CATEGORY	Applicable Program	HOUSING UNITS BY INCOME GROUP				
		Very Low	Low	Moderate	Above Moderate	Total Units
Conservation/Rehabilitation						
1. Section 8 vouchers	25	250				250
2. CDBG rehabilitation program	22	100	50			150
Tenure		Rentals		Owner Occupied		
		25 percent		75 percent		
Type		Single Family Detached		Multi Family, Mobile Home		
		75 percent		25 percent		



PLACER COUNTY GENERAL PLAN



HOUSING ELEMENT

Figure 1
*Cities and Unincorporated
Communities
(Census Designations)*

LEGEND

-  Unincorporated Communities
-  Cities

SOURCE : 1990 Census



0 2,500 5,000 10,000 20,000
Scale: 1" = 20,000'

Date: 2/3/92

Prepared by:
Crawford, Multari & Starr

CHAPTER 3

BACKGROUND INFORMATION

3.1 EXISTING HOUSING CHARACTERISTICS

The existing housing stock in Placer County can be described by a number of characteristics including the number of units; type (single-family, mobile home, apartments, etc.); their tenure (owner occupied vs. rentals); the number of people living in the units (household size); and unit size. These data are discussed immediately, below. Later sections of this chapter discuss cost, overcrowding, and the physical condition of homes in the county.

NUMBER OF HOUSING UNITS

The 1990 Census reported 77,879 housing units in Placer County. Only 64,101 of the units were occupied year-round; the remaining 13,778 units (18 percent) are vacant most of the year. Table 3-1 shows the total number of vacant and occupied units in Placer County, broken-down for the incorporated cities and the unincorporated areas. Figure 1 shows the location of the incorporated cities—Roseville, Auburn, Colfax, Rocklin, Lincoln, and Loomis. The lightly shaded areas are unincorporated portions of the county where land use, development, and growth is guided by the Placer County General Plan.

In 1990, the unincorporated area had about 42,500 housing units, about 54 percent of the county's total.

TABLE 3-1

HOUSING UNITS BY OCCUPANCY STATUS Placer County 1990

Housing Unit Type	Incorporated Cities		Unincorporated Areas		Placer County Total	
	Number	%	Number	%	Number	%
Occupied Units	33,272	94	30,829	73	64,101	82
Vacant Units	2,100	6	11,678	27	13,778	18
Total Housing Units	35,372	100	42,507	100	77,879	100

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

VACANT UNITS

As noted above, 18 percent of the 1990 housing stock in Placer County is vacant most of the year. Most of the vacant units (about 85 percent) are in the unincorporated area of the county, and most are single-family homes. Many of the units are seasonal or second homes.

Figure 2 illustrates the dramatic increase in vacant units for seasonal, recreational, or occasional use between 1980 and 1990. The number of units for sale or rent remained fairly constant, while the seasonal units increased a lot. (The "other" category in this case is also large. Although the category is intended by the census to identify caretaker, janitor, or maid quarters, Census Bureau personnel felt that the unusually large number of "other" units in areas near Lake Tahoe were probably additional seasonal or second homes.) Table 3-2 compares the number of vacant housing units among adjacent counties along the western slope of the Sierra Nevada that also have large numbers of seasonal and recreational homes.

Approximately 7,940 units were built in the unincorporated portions of Placer County between 1984 and 1990, a rate of about 1,134 per year. If this pace were to continue, 7,938 units would be built during the time frame of this Housing Element.

TABLE 3-2

VACANT HOUSING UNITS
El Dorado, Nevada, and Placer Counties, 1990

Vacancy Status	El Dorado		Nevada		Placer	
	Units	%	Units	%	Units	%
For Rent	762	5	431	7	1,522	11
For Sale	669	5	425	6	718	5
Rented Or Sold, Not Occupied	591	4	324	5	643	5
For Seasonal or Occasional Use	6,796	47	3,495	53	9,614	70
Other Vacant	5,762	40	1,916	29	1,273	9
Total Vacant Units	14,580	100	6,591	100	13,778	100

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

The vacancy rates of for-sale and for-rent units are low in most Placer County cities and unincorporated communities, if seasonal units are excluded from the analysis. Generally, a two percent vacancy rate in units available for owner-occupancy and a six percent rate for rental units are considered optimal to keep prices down and to ensure that units are available to new and relocating residents. Table 3-3 shows the percentage of vacant units in each community that are for sale or for rent. Figure 3 shows vacancy rates by area. All of the cities and most of the unincorporated communities fail to meet the preferred vacancy standards. The areas that have a sufficient number of vacant ownership or rental units are: Foresthill (seven percent for rent); Colfax City (two percent for sale); Foresthill-Back Country Area (three percent for sale); Rocklin (two percent for sale); and Sunnyside Tahoe (two percent for sale). Foresthill is interesting in that it has the highest percentage of rental units and one of the lowest percentages of for-sale units.

Figure 2
VACANT UNITS BY TYPE
Placer County



Note: For Rent means a vacant housing unit for rent.
For Sale means a vacant housing unit for sale.
Rented or Sold means a vacant housing unit that is neither for rent nor for sale.
Seasonal means a housing unit that is used as a second home, or is otherwise vacant only on a seasonal basis.
Other is defined by the Census Bureau as including caretaker units, servant units, etc.

Dollar Point and the unincorporated Auburn area have the lowest percentage of for-rent and for-sale units.

TABLE 3-3

VACANCY RATES BY AREA
Placer County 1990

Location	Percent for Rent	Percent for Sale
Auburn City	2	1
Auburn Unincorporated	0	0
Colfax City	3	2
Colfax-Summit Area	1	1
Dollar Point	0	0
Foresthill	7	0
Foresthill-Back Country Area	1	3
Kings Beach	3	1
Lake Tahoe Area	1	1
Lincoln City	1	0
Loomis Basin-Folsom Lake	0	1
Loomis Town	1	1
Meadow Vista	1	1
North Auburn	1	1
Rocklin City	3	2
Roseville City	4	1
Roseville Unincorporated	0	1
Sunnyside-Tahoe City	0	2
Tahoe Vista	5	1
West Valley Area	1	1
Average Vacancy Rate	2	1

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*

TYPE OF HOUSING UNIT

Table 3-4 shows the breakdown of housing units by type. Note that most of the housing units in Placer County in 1980 were single-family homes; that is still true today.

Table 3-4 further defines the different types of housing units in the county by the number of units in the structure. Single-family detached homes (the typical suburban home) are 79 percent of the housing units in the unincorporated areas. Mobile homes make up 11 percent of the housing stock in the unincorporated areas.

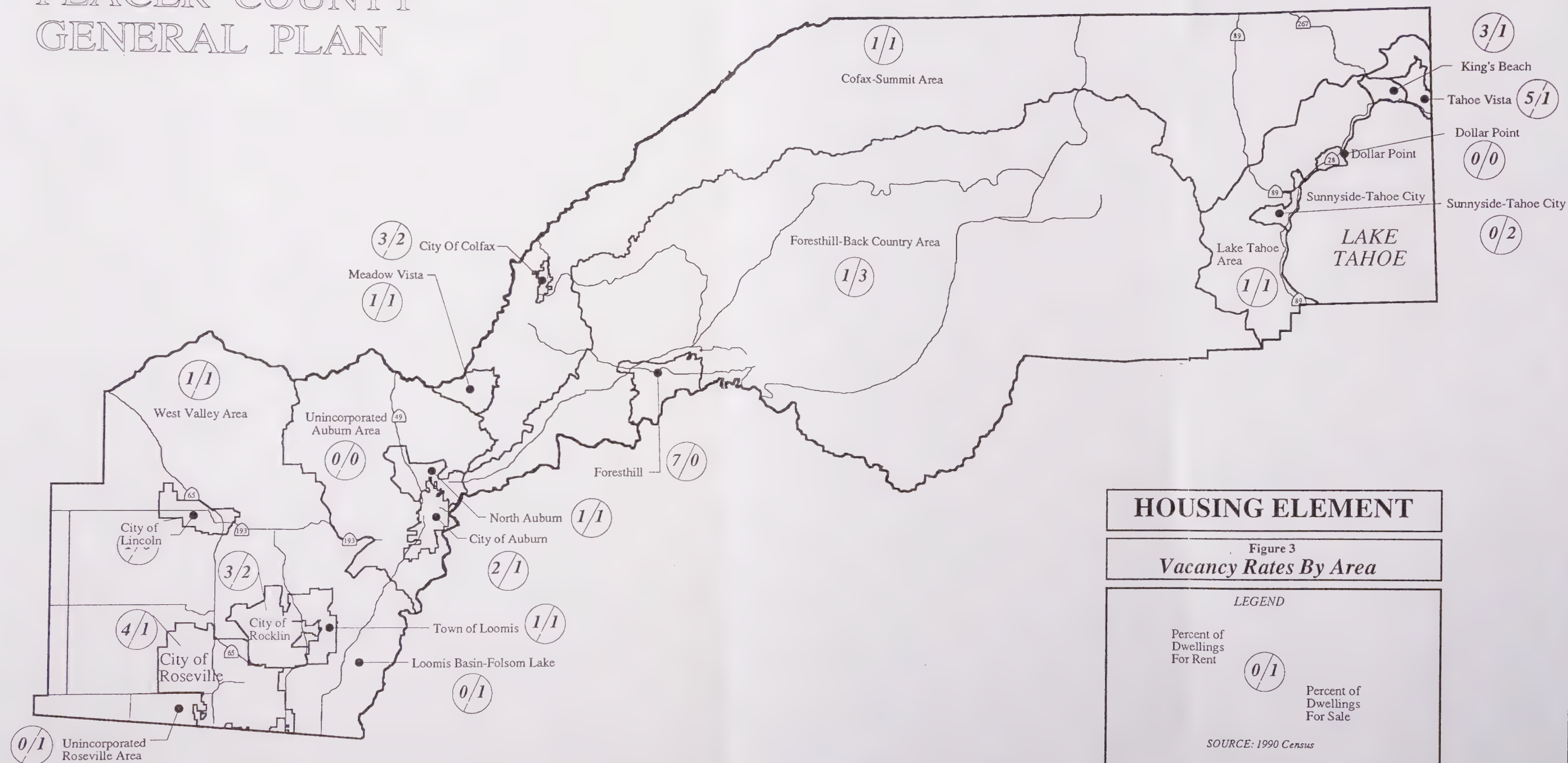
TABLE 3-4
OCCUPIED HOUSING UNITS BY TYPE
Placer County 1990

Housing Unit Type	Incorporated Cities		Unincorporated Areas		Placer County Total	
	Units	%	Units	%	Units	%
Single-family Detached	23,327	70	24,202	79	47,529	74
Single-family Attached	1,833	6	823	3	2,656	4
Duplex	919	3	494	2	1,413	2
3 or 4 Units	1,548	5	918	3	2,466	4
5 to 9 Units	1,505	5	298	1	1,803	3
10 to 19 Units	973	3	306	1	1,279	2
20 or More Units	1,904	6	92	0	1,996	3
Mobile Home or Trailer	1,087	3	3,386	11	4,473	7
Other	176	1	310	1	486	1
TOTAL UNITS	33,272	100	30,829	100	64,101	100

Note: Sum of percentages may not equal 100 because of rounding.

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*

PLACER COUNTY GENERAL PLAN



HOUSING ELEMENT

Figure 3
Vacancy Rates By Area

LEGEND

Percent of Dwellings For Rent: 0/1

Percent of Dwellings For Sale: 0/1

SOURCE: 1990 Census

Scale: 1" = 20,000'

Date: 2/3/92

Prepared by: Crawford, Multari & Starr

TABLE 3-6
TENURE BY TYPE OF OCCUPIED UNITS
Placer County 1990

	Incorporated Cities		Unincorporated Areas		Placer County Total	
Owner-Occupied Unit Type	Units	%	Units	%	Units	%
Single-family Detached	19,306	90	20,326	85	39,632	87
Single-family Attached	827	4	269	1	1,096	2
Multi-family	312	1	248	1	560	1
Mobile Home or Trailer	980	5	2,876	12	3,856	9
Other	64	<1	111	<1	175	<1
Total Owner Occupied Units	21,489	100	23,830	100	45,319	100
Rental Unit Type						
Single-family Detached	4,021	34	3,876	55	7,897	42
Single-family Attached	1,006	9	554	8	1,560	8
Multi-family	6,537	55	1,860	27	8,397	45
Mobile Home or Trailer	107	1	510	7	617	3
Other	112	1	199	3	311	2
Total Renter Occupied Units	11,783	100	6,999	100	18,782	100

Note: Sum of percentages may not equal 100 because of rounding.

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

PERSONS PER HOUSEHOLD

The average number of persons per household in the county is calculated by dividing the population by the number of housing units. This information is presented in Table 3-7 for different housing unit types, by tenure. Overall, the highest ratios of persons per household are in single-family detached units (2.75 to 3.05 persons per unit). Also, the ratio of persons per household is higher in the unincorporated areas than in the cities for most of the categories; this means that, on average, households in the unincorporated areas are larger than those in the cities.

Owner occupied multi-family units have the greatest difference in average household size between the cities and unincorporated areas; while average household size for owner occupied units in the cities is only 1.77, the number almost doubles to 3.40 persons per household in the unincorporated areas. This is probably a result of the limited number of households that own multi-family units. This could also indicate that there is an overcrowding problem in owner occupied multi-family units—3.40 persons per household is significantly higher than the Placer County average of 2.69.

TABLE 3-7

PERSONS PER HOUSEHOLD BY TYPE AND TENURE OF OCCUPIED UNITS Placer County 1990

	Incorporated	Unincorporated	Placer County
Owner-Occupied Unit Type	Cities	Areas	Average
Single-family Detached	2.84	2.84	2.84
Single-family Attached	2.12	2.41	2.19
Multi-family	1.77	3.40	2.49
Mobile Home or Trailer	1.73	1.98	1.92
Other	2.55	2.52	2.53
Owner Occupied	2.75	2.74	2.74
Rental Unit Type			
Single-family Detached	3.05	2.75	2.90
Single-family Attached	2.58	2.60	2.59
Multi-family	2.03	2.29	2.09
Mobile Home or Trailer	1.88	2.31	2.23
Other	1.73	2.25	2.06
Renter Occupied	2.40	2.57	2.48

Note: Sum of percentages may not equal 100 because of rounding.

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

SIZE OF HOUSING UNITS

Most housing units in Placer County have four to seven rooms plus a kitchen and bathroom(s). Table 3-8 shows the breakdown by number of rooms (not including kitchens and bathrooms) for the occupied housing units. The differences in unit size among the incorporated cities and unincorporated areas are not significant.

Only six percent of the county's housing stock are one and two room units (studios and one-bedroom apartments); the groups most affected by the lack of smaller units are usually the elderly, younger adults, and college students that typically do not need much space and have limited incomes.

TABLE 3-8
SIZE OF HOUSING UNITS
Placer County 1990

Number of Rooms	Incorporated Cities		Unincorporated Areas		County Total	
	No.	%	No.	%	No.	%
1 Room	381	1	907	2	1,288	2
2 Room	1,347	4	1,623	4	2,970	4
3 Rooms	3,369	10	3,385	8	6,754	9
4 Rooms	6,125	17	6,600	16	12,725	16
5 Rooms	7,586	21	9,190	22	16,776	22
6 Rooms	6,958	20	8,655	20	15,613	20
7 Rooms	4,799	14	5,409	13	10,208	13
8 Rooms	2,999	8	3,477	8	6,476	8
9 or More Rooms	1,808	5	3,261	8	5,069	7
TOTAL HOUSING UNITS	35,372	100	42,507	100	77,879	100

Note: Sum of percentages may not equal 100 because of rounding.

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

3.2 EXISTING HOUSING CONDITIONS

This section reviews the extent to which housing units in Placer County are overcrowded, the structural condition of the units, and the general age of the housing stock.

OVERCROWDING

U.S. Census Bureau standards define a housing unit as overcrowded when the total number of residents is more than a ratio of one person per room (not including kitchens and bathrooms). A typical home might have a total of six rooms (three bedrooms, living, dining, and family rooms). If more than six people were living in the home, it would be considered overcrowded.

Because some households require less "space" per person, there is some question about whether units with slightly more than one person per room should really be considered overcrowded. This is particularly true of larger households where seven people might occupy a home with six rooms, for example. In most cases, though, units with more than 1.01 persons per room are overcrowded. Units with more than 1.5 persons per room are considered highly overcrowded, and should be recognized as a significant housing problem.

In Placer County there are 1,030 overcrowded owner occupied units and 1,492 overcrowded rental units. Overcrowded rental units appear to be more of a problem in unincorporated areas where 10 percent (695) of the rental households are considered overcrowded (see Table 3-9).

The most concentrated overcrowding problems are in two areas of the county: Kings Beach and the City of Lincoln. Foresthill, the West Valley area, Colfax-Summit area, North Auburn, and the other unincorporated areas around Auburn also have above average instances of overcrowding. Table 3-10 and Figure 4 show areas of overcrowding and the number of overcrowded units.

TABLE 3-9

TENURE BY PERSONS PER ROOM Placer County 1990

Persons per Room in Owned Units	In Cities		Unincorporated		County Total	
	No.	%	No.	%	No.	%
1.00 or Less	21,052	98	23,237	98	44,289	98
1.01 to 1.50	320	1	397	2	717	2
1.51 or More	117	1	196	1	313	1
TOTAL	21,489	100	23,830	100	45,319	100
Persons per Room in Rental Units						
1.00 or Less	10,986	93	6,304	90	17,290	92
1.01 to 1.50	484	4	365	5	849	5
1.51 or More	313	3	330	5	643	3
TOTAL	11,783	100	6,999	100	18,782	100

Note: Sum of percentages may not equal 100 because of rounding.

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

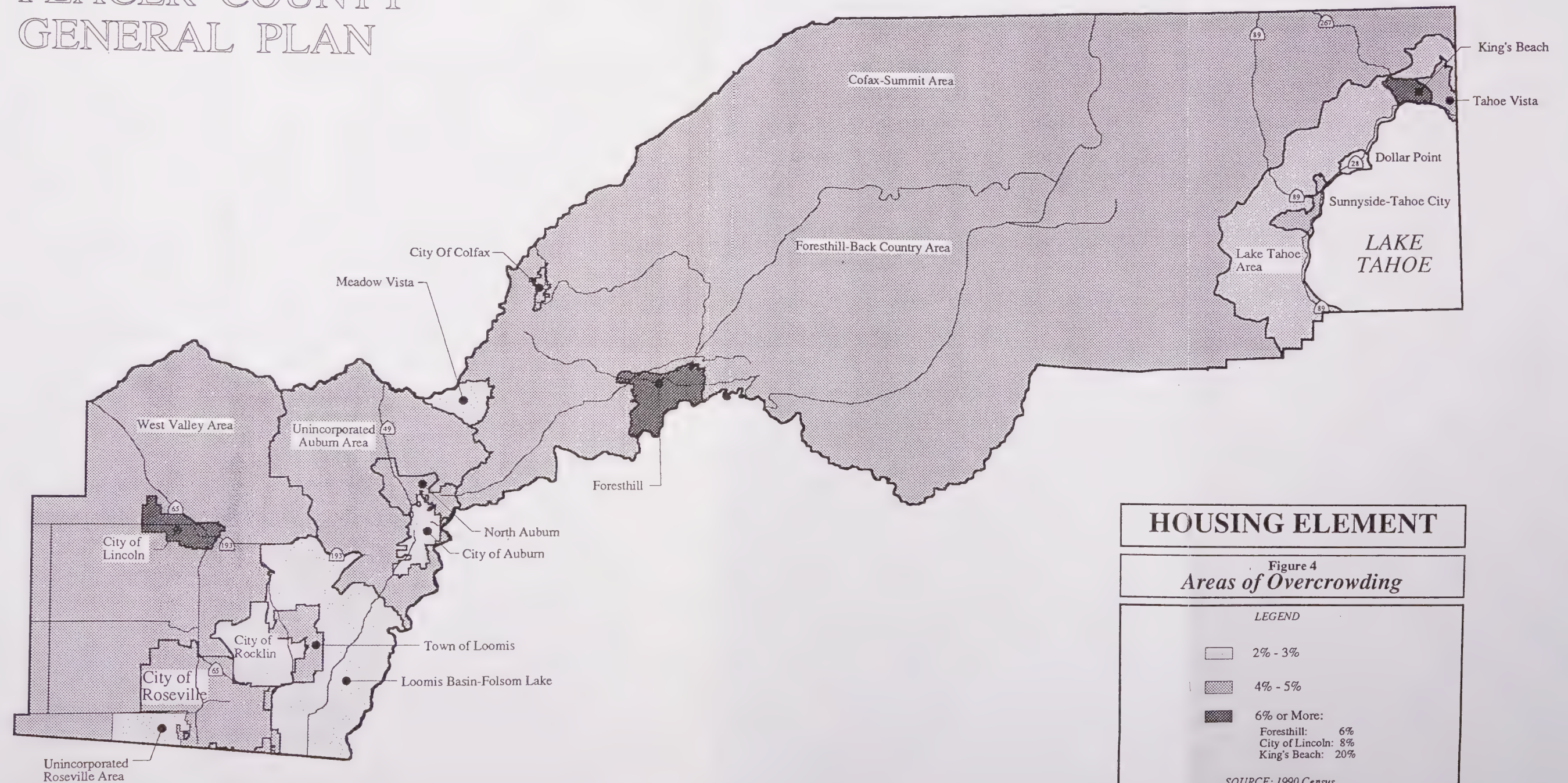
TABLE 3-10
HOUSEHOLD TENURE BY PERSONS PER UNIT
Placer County 1990

	Incorporated Cities		Unincorporated Areas		Placer County Total	
Persons per Unit in Owned Units	Units	%	Units	%	Units	%
1 Person	3,428	16	3,568	15	6,996	15
2 Persons	7,932	37	9,610	40	17,542	39
3 Persons	3,974	18	4,248	18	8,222	18
4 Persons	4,038	19	4,024	17	8,062	18
5 Persons	1,434	7	1,536	6	2,970	7
6 Persons	454	2	515	2	969	2
7 or More Persons	229	1	329	1	558	1
Total	21,489	100	23,830	100	45,319	100
Persons per Unit in Rental Units						
1 Person	3,680	30	1,847	26	5,527	29
2 Persons	3,524	29	2,100	30	5,624	29
3 Persons	2,016	17	1,318	19	3,334	17
4 Persons	1,574	13	1,078	15	2,652	14
5 Persons	661	5	425	6	1,086	6
6 Persons	204	2	138	2	342	2
7 or More Persons	124	1	93	1	217	1
Total	11,783	100	6,999	100	18,782	100

Note: Sum of percentages may not equal 100 because of rounding.

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

PLACER COUNTY GENERAL PLAN



Scale: 1" = 20,000'

Date: 2/3/92

Prepared by:
Crawford, Multari & Starr

TABLE 3-11
LOCATION OF OVERCROWDED HOUSING UNITS
Placer County 1990

Location	Overcrowded	Percent Overcrowded
Auburn City	114	2
Auburn Unincorporated Area	208	4
Colfax City	24	4
Colfax-Summit Area	203	5
Dollar Point	9	2
Foresthill	33	6
Foresthill-Back Country Area	49	4
Kings Beach	217	20
Lincoln City	199	8
Loomis Basin-Folsom Lake	129	2
Loomis Town	72	4
Meadow Vista	24	2
North Auburn Area	194	5
Rocklin City	211	3
Roseville City	614	4
Roseville Unincorporated Area	29	3
Sunnyside-Tahoe City	30	4
Tahoe Vista	20	4
Tahoe Unincorporated Area	33	3
West Valley Area	110	5
TOTAL OCCUPIED HOUSING UNITS	2,522	4

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*

STRUCTURAL HOUSING CONDITIONS

Placer County received a grant from the California Department of Housing and Community Development (HCD) in 1989, to study housing conditions throughout the unincorporated areas. Connerly & Associates, Inc. of Sacramento was hired by the County to complete the study. Connerly & Associates surveyed the following communities between August and September, 1989.

Agate Bay	Cisco	Livoti Tract* (updated 8/90)	Sunnyside
Alpine Meadows	Clipper Gap	Meadow Vista	Tahoe City*
Alta*	Dutch Flat*	Michigan Bluff*	Tahoe Pines*
Baxter	Emigrant Gap	Newcastle*	Tahoe Vista*
Bowman*	Foresthill*	Serene Lakes	Thermalands
Brockway*	Gold Run	Shady Glen	Tahoma
Carnelian Bay	Homewood	Sheridan*	Timberland
Cedar Flat	Kings Beach*	Skyland	Weimar
Chambers Lodge	Lake Forest	Squaw Valley	Yankee Jims*

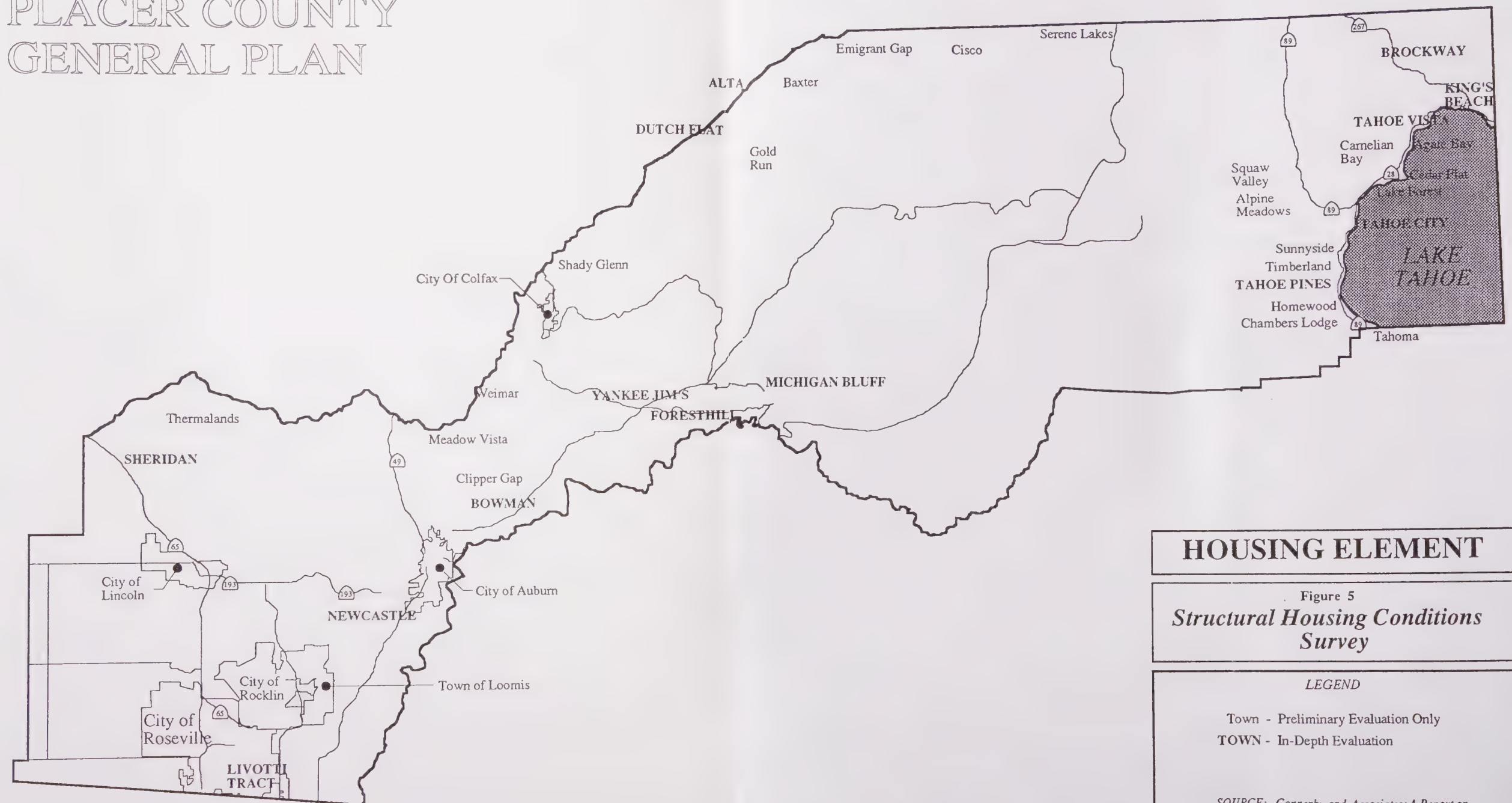
The location of the communities is shown on Figure 5. The consultants did a preliminary evaluation of each community by automobile to determine which should be evaluated further. The criteria used to make the determination included the size of the community, the number and proportion of dwelling units in need of repair, and the age of the community housing stock. The more detailed analysis occurred in the communities noted above with an asterisk (*).

In the more detailed analysis, housing conditions were reported as "sound"; in need of "minor rehabilitation", "moderate rehabilitation", "substantial rehabilitation"; or "dilapidated". The rating system followed requirements established by HCD. The rating system assigned points to five exterior components of a dwelling unit: the foundation, roof, siding, windows, and doors. The greater the level of deterioration in any one element, the higher the point score. The classification of a dwelling unit is based on the total point score, according to the following rating system: sound—0 to 9 points; minor—10 to 15 points; moderate—16 to 39 points; substantial—40 to 55 points; and dilapidated—56 points or more points.

A sound dwelling unit is one which requires no repairs or only needs deferred maintenance (painting, roof patching, etc.). A unit needing minor rehabilitation will require several types of deferred maintenance or structural repair of one exterior element. Moderate rehabilitation indicates that one or two structural repairs are necessary in addition to deferred maintenance. A dwelling unit in need of substantial rehabilitation requires the repair or replacement of most exterior elements. A dilapidated dwelling unit requires the replacement of all exterior elements and is generally considered infeasible to repair.

The survey shows that the largest number of dwelling units in need of repair (moderate rehabilitation in particular) are in Kings Beach. Moderate rehabilitation is also an acute need in Yankee Jims, Dutch Flat, Michigan Bluff, Sheridan, Tahoe City, and Tahoe Vista. Yankee Jims, Michigan Bluff, Tahoe Pines, and Tahoe Vista had the highest proportions of substandard housing. In the remaining eight communities, most of the units are in sound condition. Table 3-12 summarizes the survey results while Table 3-13 shows the complete breakdown by housing type and state of disrepair.

PLACER COUNTY GENERAL PLAN



HOUSING ELEMENT

Figure 5
*Structural Housing Conditions
Survey*

LEGEND

Town - Preliminary Evaluation Only
TOWN - In-Depth Evaluation

SOURCE: Connerly and Associates: A Report on
Community Development Needs In
Placer County, 1989



0 2,500 5,000 10,000 20,000
Scale: 1" = 20,000'

Date: 2/3/92

Prepared by:
Crawford, Multari & Starr

TABLE 3-12
HOUSING UNITS NEEDING MODERATE
OR GREATER REHABILITATION
Placer County 1989

Location	Units	%	Location	Units	%
Alta	13	19	Michigan Bluff	20	80
Bowman	3	15	Newcastle	16	15
Brockway	5	3	Sheridan	36	21
Dutch Flat	32	31	Tahoe City	33	28
Foresthill	32	38	Tahoe Pines	10	7
Kings Beach	286	20	Tahoe Vista	38	21
Livoti Tract	3	3	Yankee Jims	40	100

Source: *Placer County Community Services Block Grant Plan*, 1992.

TABLE 3-13

HOUSING CONDITION SURVEY RESULTS
Placer County 1989

Type	Community	Sound	Minor	Moderate Rehab	Substantial Rehab	Dilapidated	Total
Single-Family	Alta	31	6	6	3	0	46
	Bowman	15	2	3	0	0	20
	Brockway	95	3	1	2	0	101
	Dutch Flat	50	9	21	6	1	87
	Foresthill	43	7	18	10	4	84
	Kings Beach	405	35	110	13	16	579
	Livoti Tract	78	6	3	0	0	87
	Michigan Bluff	5	0	20	0	0	25
	Newcastle	81	6	12	4	0	103
	Sheridan	123	14	26	7	3	173
	Tahoe City	67	6	22	2	3	99
	Tahoe Pines	9	2	3	3	4	21
	Tahoe Vista	41	13	21	8	9	93
	Yankee Jims	0	0	40	0	0	40
	SUBTOTAL	1,043	109	306	58	40	1,475
Multi-Family	Alta	15	0	0	0	3	18
	Brockway	52	4	0	0	2	58
	Dutch Flat	13	0	4	0	0	17
	Kings Beach	769	16	77	18	0	880
	Livoti Tract	10	5	0	0	0	15
	Newcastle	2	0	0	0	0	2
	Tahoe City	14	0	6	0	0	20
	Tahoe Pines	113	0	0	0	0	113
	Tahoe Vista	78	6	0	0	0	84
	SUBTOTAL	1,066	31	87	18	5	1,207
Mobile Homes	Kings Beach	0	0	1	0	51	52
	Livoti Tract	1	0	0	0	0	1
	SUBTOTAL	1	0	1	0	51	5,500
All Units	TOTAL	2,110	140	394	76	96	2,816

Source: *Placer County Community Services Block Grant Plan, 1992.*

AGE OF HOUSING STOCK

Another indication of the quality of the housing stock is its general age. Table 3-14 shows that almost two-thirds of the housing units in Placer County have been built since 1970. Most of the units should be in sound condition if they have been regularly maintained. Only about 11 percent of the housing stock in the unincorporated areas is more than about 40 years old. Another indication of the good state of housing is that only 192 residential buildings have been demolished since July 1980, representing less than half a percent (0.5%) of the total housing stock.

TABLE 3-14
HOUSING UNITS BY AGE
Placer County

Year Structure Built	Incorporated Cities		Unincorporated Areas		Placer County Total	
	Units	%	Units	%	Units	%
1990 to October 1991	4,197	11	2,045	5	6,242	8
1980 to 1989	14,283	37	10,656	27	24,939	32
1970 to 1979	7,504	20	12,650	32	20,154	26
1960 to 1969	3,655	10	6,520	17	10,175	13
1950 to 1959	2,846	7	3,443	9	6,289	8
Prior to 1950	5,805	15	4,166	11	9,971	13
TOTAL UNITS	38,290	100	39,480	100	77,770	100

Notes: Numbers do not include demolitions since 1980.

Numbers do not include vacant or seasonal units built before 1980.

Sum of percentages may not equal 100 because of rounding.

Estimates assume that units for which construction started in the last three months of 1989 were not completed until 1990.

Source: *Placer County Housing Element*, 1984, Table 9.

Placer County Housing Starts Data, 1980 through October 1991.

Loomis General Plan, 1984.

HOUSING REHABILITATION PROGRAMS

The Placer County Community Services Department (CSD) administers a residential rehabilitation program using Community Development Block Grant (CDBG) funds. Homes throughout the county have upgraded through this program. The current CDBG funding is focused on the Foresthill area.

Low interest loans are available to low income homeowners or to owners who rent units to low income households. Funds can be used to repair roofing, siding, electrical, plumbing, termite damage, insulation, sewer, heating and cooling systems, kitchens, baths, and foundations. Eligibility depends on family size and household income. The loan interest rates range from 3.75 to 6.75 percent, depending on income. As the original loans are paid-off, the CSD uses the money to fund additional loans, including areas other than Foresthill.

3.3 HOUSING COSTS AND OVERPAYMENT

This section examines the affordability of housing in Placer County. The costs associated with buying and renting housing units are discussed separately. This is followed by an estimate on the level of overpayment in Placer County and a discussion of the limitations of that estimate.

OWNER OCCUPIED HOUSING COSTS

The 1990 census provides information on homeowner's perceptions of the value of their homes. The census specifically asked, "What is the value of this property: that is, how much do you think this house and lot or condominium unit would sell for if it were for sale?" Thus, the response did not measure market value as determined by an actual transaction; rather it measured homeowner's perceptions of value.

Table 3-15 shows the responses to this question in quartiles. Quartiles represent the amounts below which 25 percent, 50 percent and 75 percent of the responses lie. In other words, 25 percent of the responses lie below the lower quartile value, 50 percent of the responses are below the median value (and thus 50 percent are also above the median) and 75 percent of the responses fall below the upper quartile value. Examining quartiles helps illustrate the distribution of responses more clearly than other descriptive statistics such as the mean.

It is important to note that this information includes condominiums, mobile homes, and detached single-family houses. The data do not distinguish among the number of bedrooms in a dwelling. Thus, a rundown four bedroom home may be included in the lower quartile value, while a new one bedroom condominium may be included in the upper quartile value. Nevertheless, the figures do provide a realistic picture of home values within Placer County.

The median value of owner occupied housing in Placer County in 1990 was \$169,000, with lower and upper quartile values of \$123,500 and \$235,900, respectively. Areas where these values are significantly lower include the City of Colfax (median value of \$111,500); the Foresthill area (median value of \$103,500); Kings Beach (median value of \$110,900); and Lincoln City (median value of \$103,600).

Areas where these values were significantly higher than the County average include the Dollar Point area (median value of \$232,300); the Loomis Basin-Folsom Lake area (median value of \$261,600); and the unincorporated area near Auburn (median value of \$197,800).

Another assessment of value can be made by examining actual sales data. The Placer County Board of Realtors collects data on home sales prices throughout the county. Table 3-16 displays average and median sales price information for six areas of Placer County. While not as geographically detailed as census data, these figures do disaggregate home sales prices between condominiums and single-family homes of different size.

TABLE 3-15
QUARTILE VALUES OF OWNER OCCUPIED HOUSING
Placer County 1990

Location	Lower Quartile	Median	Upper Quartile
Auburn City	\$122,700	\$166,200	\$231,700
Auburn Unincorporated Area	145,000	197,800	270,300
Colfax City	85,500	111,500	149,500
Colfax-Summit Area	118,500	160,400	223,000
Dollar Point	170,000	232,300	327,700
Foresthill	79,700	103,500	133,900
Foresthill-Back Country Area	120,400	150,300	187,400
Kings Beach	86,000	110,900	156,500
Lake Tahoe Area	121,300	157,000	223,100
Lincoln City	83,100	103,600	135,500
Loomis Basin-Folsom Lake	185,900	261,600	360,400
Loomis Town	110,000	139,800	182,200
Meadow Vista	141,400	179,100	238,400
North Auburn	115,600	151,700	191,600
Rocklin City	137,100	176,800	224,900
Roseville City	115,600	158,500	205,200
Roseville Unincorporated Area	114,900	178,300	267,100
Sunnyside-Tahoe City	117,300	152,200	201,400
Tahoe Vista	111,700	141,100	180,100
West Valley Area	103,200	155,600	209,300
Total County	\$123,500	\$169,000	\$235,900

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*

TABLE 3-16
HOME SALE PRICES
Placer County 1990

	Auburn	Colfax Meadow Vista Christian	Foresthill	Lincoln	Loomis Newcastle Penryn	Rocklin	
Roseville	Area	Valley Area	Area	Area	Area	Area	Area
Average Price:							
Condo	\$83,470	NA	NA	NA	NA	\$157,800	\$114,600
2 BR house	\$152,000	\$137,500	\$122,300	\$127,400	\$143,000	\$115,200	\$117,900
3 BR house	\$212,300	\$200,900	\$170,500	\$179,200	\$240,500	\$169,500	\$173,400
4 BR house	\$286,600	\$292,300	\$180,000	\$232,400	\$259,200	\$224,800	\$303,600
Median Price:							
Condo	\$61,220	NA	NA	NA	NA	\$159,500	\$97,990
2 BR house	\$137,500	\$142,500	\$126,700	\$113,000	\$132,500	\$116,400	\$112,500
3 BR house	\$197,500	\$195,000	\$165,000	\$143,700	\$225,000	\$167,000	\$162,000
4 BR house	\$279,700	\$268,500	\$169,900	\$229,900	\$275,000	\$216,000	\$275,000

Source: Placer County Board of Realtors, *Home Sales Report, January 1, 1990 - December 31, 1990.*

RENTAL HOUSING COSTS

Table 3-17 presents quartile values of housing rents as reported in the 1990 census. Median rent in the county was \$496 per month for all types of housing.

Another way to identify rental price information is to examine the rental housing market directly. Rents are ultimately determined by the interaction of supply and demand within the housing market, but the two most significant factors contributing to rental prices are location and amenities. The following table provides samples of "typical" rental housing in different locations in the county. The single-family rentals are three bedroom, two bathroom standard houses with double garages and fenced private yards. The apartments are two bedroom, one bathroom units with no covered parking.

TABLE 3-17
QUARTILE VALUES OF CONTRACT RENT
Placer County 1990

Location	Lower Quartile	Median	Upper Quartile
Auburn City	\$370	\$477	\$599
Auburn Unincorporated Area	338	488	630
Colfax City	205	381	478
Colfax-Summit Area	336	477	639
Dollar Point	437	568	675
Foresthill	256	340	444
Foresthill-Back Country Area	317	528	645
Kings Beach	321	394	504
Lake Tahoe Area	387	534	669
Lincoln City	278	430	493
Loomis Basin-Folsom Lake	385	582	852
Loomis Town	403	604	703
Meadow Vista	371	514	704
North Auburn	406	485	586
Rocklin City	434	565	694
Roseville City	560	697	848
Roseville Unincorporated Area	365	456	559
Sunnyside-Tahoe City	395	481	619
Tahoe Vista	347	438	567
West Valley Area	305	463	642
Total County	\$374	\$496	\$640

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*

TABLE 3-18

**RESIDENTIAL RENTAL PRICES IN SELECTED AREAS
Placer County, November 1991**

Area	Type of Unit	Current Rents	Lease/Month-to-
Month			
Auburn	Single-family	\$1,025 - \$1,075	6 month - 1 year lease
	Apartment	\$450 - 495	month-to-month
Loomis	Single-family	\$850	6 month - 1 year lease
	Apartment	\$685	6 month - 1 year lease
Rocklin	Single-family	\$645 - \$825	6 month - 1 year lease
	Apartment	\$495	month-to-month
Roseville	Single-family	\$1,175	6 month - 1 year lease

Source: Huber Property Management, Inc., November 25, 1991.

While the size of a monthly rental payment is important in determining the number of families that can afford local rental housing, the cost of moving into a rental unit is often substantially higher. Most landlords require the first and last month rental payment plus a security deposit prior to moving in. Some landlords also require proof of a minimum monthly income of up to three times the monthly rent. There may also be extra charges for additional people or pets.

OVERPAYMENT

An important component of a housing element is an assessment of the affordability of housing. One measure of affordability is the percentage of household income that is being used to pay for housing, including the mortgage or rent payment, interest, taxes and insurance.

Household Income Levels

When it assesses household income levels, HCD divides the population into four groups, based upon household income as a percentage of the county median income, as follows:

Very Low Income	Household income is less than 50 percent of the county median income.
Low Income	Household income is between 50 percent and 80 percent of the county median income.
Moderate Income	Household income is between 80 percent and 120 percent of the county median income.
Above Moderate	Household income is greater than 120 percent of the county median income.

According to HCD, median household income in 1990 for a family of four in Placer County was \$37,500 (HCD March, 1990). Thus, according to the definitions above, the income categories for a family of four in Placer County were as follows:

Very Low Income	Household income less than \$18,750.
Low Income	Household income between \$18,751 and \$30,000.
Moderate Income	Household income between \$30,001 and \$45,000.
Above Moderate	Household income greater than \$45,000.

Measures of Housing Cost Overpayment

Measures of overpayment for housing vary. HCD claims that overpayment occurs when 25 percent or more of household gross income is paid for housing, though some federal programs use a figure of 30 percent. The 1984 Placer County Housing Element determined that overpayment occurred when low and very low income households paid more than 30 percent of household income for housing, or when moderate and above moderate households paid more than 35 percent of household income for housing (Placer County Housing Element, 1984). For this analysis, the 1984 Placer County Housing Element standards will be used again.

The decennial census of population provides information about the percentage of household income that residents spend for housing. The following table shows the overpayment statistics from the 1984 Housing Element that were derived from the 1980 census.

TABLE 3-19
PERCENTAGE OF HOUSEHOLDS OVERPAYING HOUSING COST
Placer County 1980

	Owner Occupied	Rental Housing
% Overpaying	21	45
% of Overpaying that are Low or Very Low Income	59	90
% of Overpaying that are Moderate or Above Moderate Income	41	10

Source: *Placer County Housing Element*, 1984.

By applying these percentages to the number of households in the unincorporated portion of the county, a reasonable estimate of overpayment can be derived. This calculation can be updated when the 1990 census information becomes available. According to the 1990 census, there were 23,830 owner occupied housing units and 6,999 rental housing units in the unincorporated portion of the county. Applying the 1980 percentages to these figures yields Table 3-20.

To check the reasonableness of this estimate, one can compare the increase in the median rent value, median value of owner occupied housing, and median income. Table 3-21 shows the changes in these variables between 1980 and 1990.

TABLE 3-20
NUMBER OF HOUSEHOLDS OVERPAYING HOUSING COST
Placer County 1980

	Owner Occupied	Rental Housing
Number Overpaying	5,099	3,121
Number Overpaying that are Low or Very Low Income	3,008	2,799
Number Overpaying that are Moderate or Above Moderate Income	2,090	322

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*

TABLE 3-21
COMPARISON OF HOUSING VALUE, RENT AND INCOME
Placer County 1980 to 1990

	1980	1990	% Change
Median Rent	\$264	\$496	88%
Median Housing Value	\$77,900	\$169,000	117%
Median Household Income	\$18,685	\$37,500	100%

Notes: The \$37,500 value for 1990 median household income is based upon a family of four. The 1980 income figure is median household income, regardless of household size.

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1980.*
U.S. Census of Population and Housing, Summary Tape File 1, 1990.
 California Department of Housing and Community Development, "New Income Limits", Memorandum dated March 16, 1990.

The above information suggests that the estimate of overpayment for owner occupied housing is reasonable. The median price of owner occupied housing increased by more than median income. For rental housing, median household income has increased more than median rents. This could mean that fewer renters are overpaying in 1990 than in 1980, but the following discussion explains the limitations of this estimate.

Recently, data from the 1990 Census on the percentage of income devoted to housing costs became available. As noted above, HCD recommends using 25% of household income as the threshold as an acceptable level to be devoted toward housing costs. Using the methodology suggested by HCD yields the data for the unincorporated County area as shown in the tables on the following page:

UNINCORPORATED PLACER COUNTY

\$37,601 Placer County 1990 Median Income

\$30,081 80 Percent of Placer 1990 Median Income

OWNERSHIP HOUSING

Housing Costs as Percentage of Income	Income Range					Total
	Below \$10,000	\$10,000 \$19,999	\$20,000 \$34,999	\$35,000 \$49,999	\$50,000 and above	
0% to 19%	116	462	1,577	1,419	4,422	7,996
20% to 24%	81	172	237	603	1,505	2,598
25% to 29%	50	123	188	485	999	1,845
30% to 34%	30	71	232	472	634	1,439
35% or more	591	635	1,205	790	670	3,891
Not Computed	85	0	0	0	0	85
Total	953	1,463	3,439	3,769	8,230	17,854

Total number of owner households overpaying 7,175

Total households 17,769

Percentage of low income owner households overpaying 40.4%

Number of low income owner households overpaying 2,592

Total low income owner households 4,642

Percentage of low income owner households overpaying 55.8%

RENTAL HOUSING

Housing Costs as Percentage of Income	Income Range					Total
	Below \$10,000	\$10,000 \$19,999	\$20,000 \$34,999	\$35,000 \$49,999	\$50,000 and above	
0% to 19%	0	51	314	520	688	1,573
20% to 24%	0	127	440	173	100	840
25% to 29%	14	120	454	102	38	728
30% to 34%	33	212	275	61	18	599
35% or more	831	864	445	36	0	2,176
Not Computed	238	127	89	61	16	531
Total	1,116	1,501	2,017	953	860	6,447

Total number of renter households overpaying 3,503

Total households 5,916

Percentage of renter households overpaying 59.2%

Number of low income renter households overpaying 2,863

Total low income renter households 3,548

Percentage of low income renter households overpaying 80.7%

TOTAL HOUSING

Housing Costs as Percentage of Income	Income Range					Total
	Below \$10,000	\$10,000 \$19,999	\$20,000 \$34,999	\$35,000 \$49,999	\$50,000 and above	
0% to 19%	116	513	1,891	1,939	5,110	9,569
20% to 24%	81	299	677	776	1,605	3,438
25% to 29%	64	243	642	587	1,037	2,573
30% to 34%	63	283	507	533	652	2,038
35% or more	1,422	1,499	1,650	826	670	6,067
Not Computed	323	127	89	61	16	616
Total	2,069	2,964	5,456	4,722	9,090	24,301

Total number of households overpaying 10,678

Total households 23,685

Percentage of households overpaying 45.1%

Number of low income households overpaying 5,455

Total low income households 8,190

Percentage of low income households overpaying 66.6%

These data suggest that by these standards 45% of the households in Placer County are overpaying for housing and that 67% of the lower income households are overpaying.

Limitations of Estimate

While the estimate of overpayment is reasonable given the available data, several limitations to the data need to be understood. First, while the median values of rent, housing cost and household income have increased at about the same rate, the data do not allow detailed analysis of the distribution of household incomes relative to the distribution of rents and housing costs. The median measures the middle value within a range of values. While the middle of the range has increased similarly for housing value, rents, and income, the extent of the range of those variables may have widened or narrowed.

Second, the data do not allow detailed analysis of overpayment between different geographic regions of the county. Given the geographic variation in housing costs and rents, it is likely that the amount of overpayment varies similarly within the county.

Finally, the 1990 value of median income is an estimate provided by HCD for housing assistance program eligibility. While based on the best available information, it is not as thorough as census data. Further, the income estimate is based upon a family of four, while the 1980 census figure is the median household income regardless of household size.

3.4 ANALYSIS OF SPECIAL HOUSING NEEDS

This section reviews the characteristics of households with special housing needs, including the elderly, large families, single-parent families, disabled persons, and farmworkers. Homeless people who cannot afford any housing are also discussed in this section.

There are some low-cost rental housing units available in Placer County. Such units serve the housing needs of the elderly, disabled, handicapped, and low income families. Table 3-22 is a list of low cost rental units in Placer County.

THE ELDERLY

An analysis of the housing needs of the elderly is important for three reasons: 1) many elderly have fixed, limited incomes, 2) many elderly persons are "over-housed" (living alone in a three or four bedroom house) and 3) because some elderly have mobility and health problems, it is important to have housing available to accommodate those needs.

Elderly Population

There are 20,625 residents aged 65 years and older in Placer County, 12 percent of the total population. (See Table 3-23.) About half of the elderly live in the cities while the other half live in the unincorporated areas.

Table 3-24 shows specific details on the number of elderly in each community. Forty-four percent of all seniors live in either Roseville, Auburn, or the North Auburn area. The percent of elderly in each sub-area is shown in Figure 6.

Elderly Households

When filling out the 1990 census forms, there were 12,755 people aged 65 years and older who identified themselves as the householder; this represents 62 percent of the elderly population. Of the elderly householders, 81 percent own their housing units while only 18 percent rent. The home-ownership rate is higher in the unincorporated areas of the county—91 percent of the householders own their homes.

In the cities, senior citizens are more likely to rent as they reach 75 years or older; while only 12 percent of the 65 to 74 year-olds rent, 16 percent of the 75 and older group rents. This is not true in the unincorporated areas of the county where only 5 percent of the 65 to 74 year-old households rent and 4 percent of the 75 and older group rents.

TABLE 3-22
LOW-COST RENTAL UNITS
Placer County 1991

Name and Location	Units	Description
Auburn Garden Apartments, Auburn	48	One and two bedrooms. All ages. Middle income housing.
Auburn Palms, Auburn	49	One bedroom. Subsidized for seniors. Some units for handicapped or disabled
Auburn Ravine Terrace, Auburn	132	One bedroom. One to three meals a day. 50 subsidized apartments for seniors.
Auburn Villa, Auburn	50	One bedroom. Seniors only.
Brookside Park, Auburn	48	One and two bedrooms. Seniors only.
Canyon View Apartments, Colfax	67	One and two bedrooms. Seniors, handicapped, and disabled only.
College Manor Apartments, Rocklin	32	One and two bedrooms. All ages.
Foresthill Apartments, Foresthill*	34	One, two, and three bedrooms. Low income. All ages.
Golden Village Apartments, Lincoln	48	Two bedrooms (ground floor apartments). All ages.
Lincoln Senior Citizens Community, Lincoln	70	One and two bedroom apartments. Seniors and handicapped only.
Lyn-Rock Senior Community, Rocklin	66	One and two bedroom apartments. Seniors and handicapped only.
Manzanita Place, Roseville	63	Seniors and disabled only.
Parkview Apartments, Lincoln	80	All ages.
Placer West Apartments, Rocklin	44	One, two, and three bedroom apartments. All ages.
Roseville Gardens, Roseville	64	One and two bedroom apartments. All ages. Moderate income.
Santa Clara Terrace, Roseville	72	One, two, three, and four bedroom apartments. All ages.
Shannon Bay Apartments, Rocklin	50	All ages.
Snow Cap Apartments, unincorporated Auburn*	80	One, two, and three bedroom apartments. Low and moderate income. All ages.
Sunset Apartments, Rocklin	104	One, two, and three bedroom apartments. All ages.
"J" Street Apartments, Lincoln	8	Two bedrooms. All ages.
Valley Vista Apartments, Lincoln	44	One and two bedroom apartments. All ages.

Note: An asterisk (*) denotes that the complex is in an unincorporated area of the county.

Source: Auburn-Placer County Library, Information and Referral Center, 1991.

TABLE 3-23

ELDERLY POPULATION
Placer County 1990

Age Group	In Cities	Unincorporated	County Total
65 to 74 Years	5,885	6,490	12,375
75 Years and Older	4,586	3,664	8,250
Total Elderly Population	10,471	10,154	20,625

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*

TABLE 3-24

ELDERLY PERSONS BY AREA
Placer County 1990

Location	Persons 65	% of Local
Auburn City	2,139	20
Auburn Unincorporated Area	2,197	14
Colfax City	213	16
Colfax-Summit Area	1,307	12
Dollar Point	105	7
Foresthill	184	13
Foresthill-Back County Area	440	13
Kings Beach	106	4
Lake Tahoe Area	189	8
Lincoln City	750	10
Loomis Basin-Folsom Lake	1,883	9
Loomis Town	572	10
Meadow Vista	433	14
North Auburn Area	2,168	21
Rocklin City	1,753	9
Roseville City	5,034	11
Roseville Unincorporated Area	354	13
Sunnyside-Tahoe City	63	4
Tahoe Vista	75	7
West Valley Area	650	10
Total Elderly Population	20,615	100

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990*

Housing Needs of the Elderly

Elderly householders who do not own their homes can be vulnerable to rising rents; many elderly have fixed, limited incomes. The low number of seniors who rent in the unincorporated areas (Table 3-25) suggests two conclusions: 1) many elderly residents of the unincorporated areas probably move to the cities to find housing, and 2) there may be a need for elderly housing in the unincorporated areas that is not currently provided.

At least half of the senior citizens in Placer County own their homes (10,345 elderly householders out of a 20,625 total elderly population. This number does not include spouses or co-owners living with the householder.)

TABLE 3-25
OCCUPANCY STATUS OF ELDERLY POPULATION
Placer County 1990

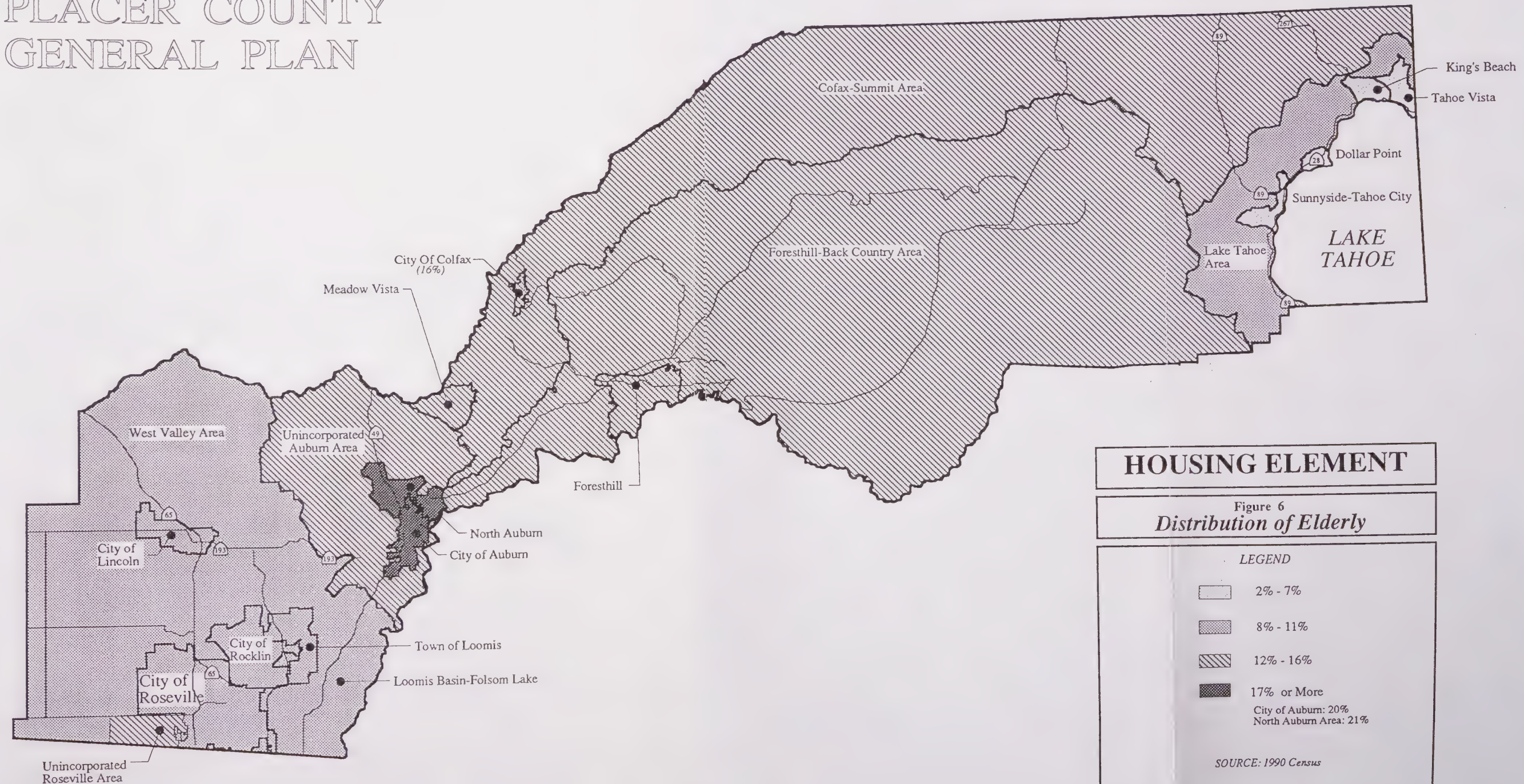
Age Group and Tenure	Cities	Unincorporated	Total
Owner Occupied Units	4,712	5,633	10,345
65 to 74 Years	2,900	3,609	6,509
75 Years and Older	1,812	2,024	3,836
Renter Occupied Units	1,834	546	2,380
65 to 74 Years	808	314	1,122
75 Years and Older	1,026	232	1,258
Total Elderly Householders	6,546	6,179	12,725

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

Table 3-26 shows that 9,319 elderly live in households that do not have another elderly person. Elderly parents may be living with their adult children or involved with another similar arrangement. Some of these people might prefer to live alone or in a separate unit near the main house ("granny flats") if such units were available and affordable.

Table 3-26 also shows that 6,419 elderly persons are sharing accommodations with other elderly persons. If these people are related (spouse, sibling, etc.) and occupy housing units they own, then the need represented by this group is probably not great. If these persons are not related, (i.e., one member is renting from the other), there may be need for more affordable apartment units for the elderly. For instance, if an elderly homeowner decides to sell the house and move into an apartment, then the elderly renter may not be able to afford moving or paying a higher rent.

PLACER COUNTY GENERAL PLAN



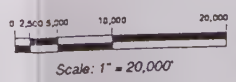
HOUSING ELEMENT

Figure 6
Distribution of Elderly

LEGEND

- 2% - 7%
- 8% - 11%
- 12% - 16%
- 17% or More
City of Auburn: 20%
North Auburn Area: 21%

SOURCE: 1990 Census



Date: 2/3/92
Prepared by:
Crawford, Multari & Starr

TABLE 3-26

**LIVING ARRANGEMENTS OF ELDERLY POPULATION
Placer County 1990**

Living Arrangement	Number of Elderly Households
Living Alone	4,894
Living with Other Elderly	6,419
Living with Non-elderly	9,319

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

Senior Housing Complexes and Services for the Elderly

The City of Auburn has 4 housing complexes that provide 279 apartments specifically for senior citizens. Colfax, Lincoln, Rocklin, and Roseville also have senior apartment complexes with 50 to 70 units each. However, there is only one complex designated for seniors in the unincorporated areas of the county (outside Auburn).

Many of the food programs funded by the County through the Community Services Department have provisions for elderly residents. A more complete discussion of the food programs is provided under services for the homeless. In addition, an organization called the Volunteer Center provides meals for low income people confined to their homes, many of whom are elderly.

LARGE FAMILIES

If large families cannot find large, affordable housing units, then their living conditions become overcrowded. Table 3-27 shows that in general, the household size of owner occupied housing units tends to be larger than that of the renter occupied units, and households that are families (all related individuals) generally include more people than the average household.

TABLE 3-27

**GENERAL FAMILY AND HOUSEHOLD CHARACTERISTICS
Placer County 1990**

Category	Average	Population	Housing Units
Persons per Occupied Unit	2.66	170,452	64,101
Owner Occupied	2.74	123,948	45,319
Renter Occupied	2.48	46,504	18,782
Persons per Family	3.05	145,794	47,786

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990

Location of Large Households and Large Housing Units

Slightly less than ten percent of the households in Placer County have five or more persons. There is little difference between the incorporated cities (3,106 households or 9.3 percent of city households) and the unincorporated areas (3,036 households or 9.8 percent of households in the unincorporated area). The following discusses the areas in Placer County where the highest concentrations of larger households exist.

Five areas contain well over half of all the large housing units in Placer County (Table 3-28). The areas are Roseville, Rocklin, Colfax-Summit area, the Unincorporated Auburn area, and the Loomis Basin-Folsom Lake area. These are also the areas with the greatest proportion of large households, and the largest number of children. The number of large units greatly exceeds the number of large households (37,366 units for 6,142 families).

Housing Needs of Large Families

Although the total number of large housing units in the county appear sufficient to meet the needs of large families, the location of those units relative to areas where children make up a large percentage of the population is also important. For example, children make up 31 percent of the population of Lincoln City and 29 percent of the populations of Loomis and Foresthill; areas where there are relatively few large units. Therefore, housing programs intended to provide larger, affordable units should be targeted to areas with a high percentage of children and a low number of large units—Foresthill and Kings Beach.

SINGLE-PARENT FAMILIES

Table 3-29 compares the composition of Placer County households in 1980 and 1990. Table 3-30 is a detailed breakdown of household types in 1990. The composition of families in Placer County has not changed much since 1980. Proportionally, however, there are fewer married couples and more women householders and non-family households. A small decrease in one person households in cities has been offset by an increase in the same group in unincorporated areas.

The 1990 census noted that 3,869 (6 percent) of the households in the county consist of single-parent mothers with children. About a third of these households are in the unincorporated areas. Because the earning power of women is generally less than that of men, single mothers often have a difficult time finding affordable housing and affordable child-care services. The Community Services Department *Community Services Block Grant Plan*, noted that on May 1, 1991, Placer County had 2,160 Aid to Families with Dependent Children (AFDC) cases with female-headed households. Although the percentage of single mothers in the county is less than the average for California (11 percent), the needs of these women and their children are of particular concern.

The census also notes 1,215 (two percent) single-parent fathers with children. About half of the households are in the cities and half are in the unincorporated areas. The overall average is well below the California average of 4 percent.

The most important way to help address the housing needs of single-parent households is to provide an adequate supply of affordable units. Locations near day-care and/or child-care facilities are also important, especially if the parent cannot afford an automobile.

TABLE 3-28

**LOCATION OF LARGE HOUSING UNITS AND LARGE HOUSEHOLDS
Placer County 1990**

Location of Large Units	6 Rooms	7 Rooms	8 Rooms	9+ Rooms
Auburn Unincorporated Area	1,366	973	518	489
Colfax-Summit Area	1,523	837	547	512
Loomis Basin-Folsom Lake	1,316	1,372	1,188	1,324
Rocklin City	1,531	1,288	829	467
Roseville City	3,446	2,469	1,736	956
Subtotal	9,182	6,939	4,818	3,748
<i>as % of Total</i>	59%	68%	74%	74%
Total Large Units	15,613	10,208	6,476	5,069

Location of Large Households	5 Persons	6 Persons	7 or More Persons
Auburn Unincorporated Area	405	143	90
Colfax-Summit	232	60	51
Loomis Basin-Folsom Lake	533	175	114
Rocklin City	460	131	69
Roseville City	1,047	331	168
Subtotal	2,677	840	492
<i>as Percent of Total Large Households</i>	66%	64%	63%
Total Large Households	4,056	1,311	775

Note: Room count does not include kitchens or bathrooms.

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

TABLE 3-29
COMPARISON OF HOUSEHOLD COMPOSITION
Placer County 1980 and 1990

Household Type	In Cities			Unincorporated		County Total	
	1980 %	1990 %	%	1980 %	1990 %	1980 %	1990 %
One person	24	21		16	18	20	20
Married couples	59	59		69	66	65	63
Male householder, no wife	3	3		3	3	3	3
Female householder, no husband	10	10		6	7	8	3
Non-family	5	6		6	6	5	6
Total Households	100	100		100	100	100	100

Note: Sum of percentages may not equal 100 because of rounding.

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.
Placer County Housing Element, 1984.

TABLE 3-30
HOUSEHOLD COMPOSITION
Placer County 1990

Household Type	In Cities		Unincorporated		County Total	
	No.	%	No.	%	No.	%
One person	7,108	21	5,415	18	12,523	20
Married couples	9,736	29	11,341	37	21,077	33
with children	9,912	30	9,080	29	18,992	30
Male householder, no wife	477	1	418	1	895	1
with children	656	2	559	2	1,215	2
Female householder, no husband	1,003	3	735	2	1,738	3
with children	2,390	7	1,479	5	3,869	6
Non-family	1,990	6	1,802	6	3,792	6
Total Households	33,272	100	30,829	100	64,101	100

Note: Sum of percentages may not equal 100 because of rounding.

Source: U.S. Census of Population and Housing, Summary Tape File 1, 1990.

THE DISABLED

The 1980 census recorded 9,612 persons in Placer County that had a transportation or work disability. This represented eight percent of the population at that time. This is close to the rule-of-thumb estimate of 10 percent, i.e., an average of 10 percent of any given population has a physical or mental handicap (Ambuehl, 1991).

Although comparable information on transportation and work disabilities is not yet available from the 1990 census, a safe estimate would be that between 13,800 to 17,300 (8 to 10 percent) of the 1990 population of Placer County are disabled. Based on previous trends, it is estimated that about half live in the unincorporated areas. Disabled and handicapped persons generally represent a broad cross-section of the population. Some of the 13,800 to 17,300 will have only minor disabilities that do not have a great effect on their mobility or ability to work.

Placer County has 3,304 people receiving Supplemental Security Income (SSI) from the federal government. The SSI recipients represent persons that have lost a "major life activity", i.e., they are severely handicapped.

Housing Needs of Disabled Persons

There are two major housing problems facing disabled persons: the need for housing that meets particular physical needs (wheelchair accessible, etc.) and monetary needs. Because of limited job opportunities for the handicapped and disabled, household incomes are often below the median income.

The disabled or handicapped residents of Placer County have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If the handicap prevents the person from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe disabilities may also require nursing or care facilities. If the physical disability prevents individuals from working or limits their income, then the cost of housing and the costs of modifications can become even more of a concern. Because physical handicaps vary, this group does not congregate toward a single service organization—making it difficult to estimate the number of individuals and specific needs.

The physical modification of housing is not necessary to accommodate mentally disabled persons, but they will generally require more services and more monetary support. Jobs and incomes are limited, so affordable housing is important. Most mentally disabled persons would prefer to live independently, but because of monetary circumstances, they are forced to live with other family members or with roommates. This may cause additional stress and problems. In some instances the need for a resident assistant to help deal with crises or challenging situations may also create special housing demands. This would suggest that there is a need for housing that include resident helpers for persons requiring extra assistance in dealing with their daily routines. Many mentally handicapped persons are unable to drive, so access to public transportation is also important.

Disabled elderly often fall into one or both of the above categories. Many elderly have some minor physical handicap. For instance, climbing stairs may be difficult—especially when carrying groceries or other bulky items. Other elderly persons may have difficulty cooking, cleaning,

performing daily chores, or remembering to take medication. Congregate care facilities and retirement homes help meet the need of many of these individuals.

Federal services for severely emotionally disabled persons have been largely reduced in recent years. Such people require community mental health facilities that provide room, board, and supervision. An unfortunate consequence of closing facilities for these people has been an increase in the number of emotionally troubled homeless persons. At a minimum, this group requires affordable shelter.

Many of the apartment complexes noted in Table 3-22 (page 47) have some units reserved for handicapped or disabled persons. Specifically, units are available at Auburn Palms, Canyon View Apartments, Lincoln Senior Citizens Community, Lyn-Rock Senior Community, and Manzanita Place. Still, there is a large unmet need. Representatives from the California Department of Rehabilitation, California Veterans Administration, Association for Retarded Citizens, and Sierra College (the counselor for handicapped students) all note the shortage of housing available to handicapped or disabled persons with limited incomes.

Services for the Disabled

There are several organizations in Placer County that serve disabled clients. The following organizations were contacted in evaluating the needs of Placer County disabled residents: the Alta California Regional Center, Association of Retarded Citizens, Pride Industries, California Children's Services, the California Veterans Services, the Sierra College Enabler, and the California Department of Rehabilitation. These groups all perform services to a clientele that have a wide variety of needs. Many are state organizations that do not have specific records of clients from Placer County. A brief description of each organization is provided below.

Alta California Regional Center. This organization has a contract with the state to coordinate services for people with mental disabilities. The center refers clients to other organizations that can serve their particular needs, such as board and care facilities, transportation services, equipment rental businesses, etc. Depending on the developmental stage of the client, the Alta Regional Center will direct them to the various organizations in Placer County.

The Association of Retarded Citizens (ARC). ARC has a total of 350 to 400 clients. Generally the clients do not have specific housing design needs, but they do have very limited incomes. ARC has some Section 8 units (federally subsidized rental units), and is on the waiting list for more. Most of their clients would prefer to live independently, but cannot afford the housing cost. The lack of federally subsidized units has encouraged the ARC to find suitable living areas through other resources. For example, the ARC was recently able to convince a group of investors to buy a four-plex and then give the first-right of refusal to the ARC to rent the units. Habitat for Humanity (a non-profit housing development corporation) offered to build a tri-plex or four-plex if ARC could supply the land, but ARC has not been successful in obtaining a site for the units.

Pride Industries. Pride Industries is a non-profit organization that works with people with various disabilities, although most of its 300 clients are developmentally disabled. Pride Industries gets referrals from the Alta Regional Center and the California Department of Rehabilitation. The County granted \$11,250 in 1992 to the Pride program to help low

income individuals with severe disabilities get and keep a job. The goal of the program is to help disabled persons to maintain long-term employment and end cycles of poverty and dependence on government support programs.

Pride Industries first provides vocational training. Then, as individuals master skills and are ready to join the work force, Pride finds their clients jobs that pay at least minimum wage and assists the clients by providing a job coach to help them learn and get better at their job. As the clients master the necessary job skills, the job coach is phased out. The vocational training program has about 250 clients, and the supported employment program has a total of about 50 clients in the Roseville, Auburn, and Grass Valley centers.

The Sierra College Enabler. This organization generally works with 650 to 700 students each year. The college has some Section 8 and Farmers Home Administration (FmHA) units available for students. A large portion of the students are developmentally disabled, others are blind or deaf, or have other physical or emotional disabilities. The cost of housing is the biggest problem for most of disabled students. For the physically handicapped students, it is difficult to find "accessible" apartments—those built since the building codes were changed to accommodate wheelchairs and other physical disabilities (Hancock, 1991).

The California Department of Rehabilitation. The California Department of Rehabilitation works with temporarily and permanently disabled persons. Services range from working on the design of housing units to providing necessary medical equipment (Ambuehl, 1991).

California Children's Services. Children's Services provides medical services for crippled children. Most of their client-children are housed (not homeless); there are a few that live in units that need wheelchair access.

Veterans Services. The representatives of the Auburn Office of the California Veterans Services mainly serve as a liaison to the Veterans Administration. They assist clients in getting appeals and benefits. Most of the disabled veterans are already in homes, although they sometimes need modification to homes and cars. Disabled widows are increasing in number and in need of assistance. Widows only get a part of the full pension payment, and this is generally not enough to cover housing and medical costs. Widows cannot qualify for disability status.

FARMWORKERS

The census lists eight housing units specifically for farmworkers in Placer County. Much of the agricultural production in the county does not require seasonal farm workers. In 1987, the Agricultural Element of the Placer County General Plan recorded the value of agricultural production at \$61 million. A 1990 report by the County noted that livestock and poultry are the biggest agricultural industries (\$23.6 million) while field crops such as grains and rice produced another \$12.2 million. Fruit and nut crops were valued at less than \$5 million (8 percent of total agricultural production value). All of these crops, except some fruit and nut trees, can be harvested by machine. This means that relatively few field laborers are needed for agricultural production in the area.

Furthermore, the Agricultural Commissioner's Office (Wilson, personal communication) confirmed that there are very few migrant farmworkers in the county and a small but unknown number of resident farmworkers. The Legal Services of Northern California also reports that there is little demand for farmworker related assistance in Placer County. Most agricultural activities which might employ farmworkers are located near the City of Lincoln. However, the planning department in Lincoln indicated that their information suggested that there were few field laborers in the city or in the unincorporated sphere of influence (which is extraordinarily large). The general conclusion is that there are few farmworkers in the unincorporated county area.

The California Employment Development Department tabulates employment in the agricultural industry for the Sacramento SMSA which includes Placer County. Although data for 1992 is not currently available, the number of workers in the agricultural category has consistently been around 500 for the past few years. The agricultural category, however, also includes workers in the forestry and fisheries industries. Based on discussions with the above listed agencies, there is some consensus that many of the Placer County workers in this category are employed in the forestry industry.

In sum, the number of farmworkers in Placer County unincorporated area is considered quite small and the demand for farmworker related housing limited. Efforts to provide affordable housing generally and rental housing specifically will help address the housing needs of this special needs group.

THE HOMELESS

Placer County defines a homeless person or family as one without a fixed and regular nighttime residence, resources, or community ties; or a person or family who is residing in a public or private place neither designed for, nor ordinarily used as a human sleeping accommodation. In Placer County, homelessness has been viewed as an interjurisdictional problem, with any solution requiring the cooperation of the County and cities together.

The Placer County shelter program at the Roseville National Guard Armory provides shelter to individuals and families seven nights a week during the peak winter months. During the winter of 1989-90 a total of 644 individuals were assisted by the shelter, for a total of 6,165 shelter nights. This means that the 644 individuals spent 6,165 nights or an average of 10 nights each in the shelter. The next winter (December 1990 through March 1991), the Armory provided 5,984 shelter nights. The number of shelter nights in 1990-91 included 5,367 male shelter nights, 499 female, and 118 family. There is not a count available for the number of individuals served in 1990-91, but it is assumed that total is about the same as for 1989-90, given that the number of shelter nights is roughly the same.

There has been a large increase in the number of females and families using the shelter during the last two years. Although the numbers declined in 1991-92 relative to 1990-91, the totals still are significantly higher than in 1989-90.

Housing Needs of the Homeless

Perhaps the most important approach to addressing homelessness is to increase the supply of housing generally and affordable housing specifically. The rapid increase in the number of families using the shelter suggest that they may have been priced out of former accommodations in Placer County. While homeless individuals may be transient—moving from one city to another—families are less mobile and are more likely to stay in their community after becoming homeless. One or more family members may be working at low-paying jobs, but they are still unable to afford housing.

State law requires that the Housing Elements contain an evaluation of potential sites for emergency shelters and transitional housing. Transitional housing is usually provided for a longer period of time than emergency shelter and allows a way for homeless persons to transition from homelessness to self-sufficiency.

Homelessness has been addressed as an interjurisdictional issue, leading toward the creation of conveniently located centers in places near jobs, transportation and other services. The best locations are in the incorporated cities rather than the more rural unincorporated areas which tend to be distant from where homeless congregate and inconvenient in terms of employment opportunities, public transit and other services. Thus, Placer County participated in a task force established by the City of Roseville in 1989 to review homeless problems and recommend solutions. Some of the recommendations have already been acted on. For example, the Roseville Housing Authority and the City of Roseville recently hired a Homeless Project Coordinator to spearhead the effort of creating a permanent, year-round homeless shelter in south Placer County. This is a community-wide effort funded by the County Board of Supervisors, the cities, and the private sector. In addition, in April of 1990, the Roseville City Council received the task force's recommendations, including the submission of an application for State funding for a permanent

homeless shelter. Other recommendations of the task force included: developing additional transitional housing, expanding emergency shelter vouchers, developing a network for coordinating emergency services, and developing a Roseville location for a multi-services resource center (Connerly & Associates, 1991).

In April, 1992, the Homeless Project Coordinator of the City of Roseville submitted a Draft Regional Homeless Program to the City Council for review and consideration that is based on the recommendations of the task force. The draft program includes the following key components:

- An analysis of need and existing programs.
- The identification of 13 potential sites for a homeless shelter, transitional housing and feeding programs, and an analysis of the suitability of each site based on site location, accessibility to public transit and other services, environmental constraints, and other factors. These sites are summarized in Appendix B.
- A program design and management framework that establishes eligibility requirements and promotes self-sufficiency.
- Funding strategies.

The next steps will include securing formal agreements from the participating jurisdictions, including Placer County, to provide ongoing funding for the implementation of the program, and to review and rank the suitability of potential sites.

Placer County recognizes that the Regional Homeless Program is the appropriate process for meeting the housing needs of homeless people in South Placer County, and will continue to cooperate with the City of Roseville and other jurisdictions in the formulation and adoption of a Regional Homeless Program. Until such a program is formally adopted that identifies other suitable sites for homeless shelter and feeding programs, the National Guard Armory will continue to serve as the regional homeless shelter resource.

The location of the armory in the county's largest city makes it accessible to the majority of homeless people in this part of the county. However, it is reasonable to assume that the Roseville location does not adequately serve the needs of homeless people in the Sierra Nevada or the Lake Tahoe areas.

The small populations of the Lake Tahoe communities in Placer County comprise a fraction of the total population in the basin, especially when compared with the City of South Lake Tahoe and the major resort communities in Nevada. These population and job centers also have support services most in need by homeless people, including public transit and job referral services, that make them more appropriate locations for regional homeless facilities. For these reasons, the Housing Element establishes a program to work with surrounding jurisdictions, TRPA and public and private organizations to establish a homeless shelter program for the Lake Tahoe/Sierra Nevada region. Other services for the homeless are discussed below.

Placer County allows emergency shelters and transitional housing facilities in a variety of zones. The following table indicates in which zones such facilities are allowed by right and in which a use permit is required.

Transitional Housing (Room and Board)

<u>Zone</u>	<u>CUP Required</u>	<u>Limitations</u>
R-1	No	6 person maximum
R-2	No	No
R-3	No	No
R-P	No	No
TR-1	No	4 person maximum
TR-2	No, if less than 4 persons	4 person maximum w/out CUP
TR-3	No	No
TR-4	No	No
C-1	No	No
C-2	No	No
HS	No	No
SC	Yes	Yes
U	No	No
F	No, if less than 6 persons	6 person maximum w/out CUP
AR	No, if less than 6 persons	6 person maximum w/out CUP

Emergency Shelter

<u>Zone</u>	<u>CUP Required</u>	<u>Limitations</u>
R-2	Yes	No
R-3	Yes	No
TR-3	No	No
TR-4	No	No
C-1	No	No
C-2	No	No
HS	Yes	No
SC	Yes	No
U	Yes	No
F	Yes	No
AR	Yes	No
FR	Yes	No
RF	Yes	No

It should be noted that in the situations where use permits are required, they are subject to approval by the zoning administrator and not by the Planning Commission (except on appeal). This approach helps keep processing costs low and makes the time required for review and approval short. The findings for approving such uses, and the conditions applied thereto, are no more restrictive than those of similar uses in those zones.

Services for the Homeless

In addition to the emergency shelter at the Roseville armory, other services for homeless persons and families exist in Placer County.

The Salvation Army receives money from the Placer County Community Services Department to run an emergency shelter program. The Salvation Army provides vouchers for two motels—the Elmwood and Foothill motels—where recipients of the vouchers can stay for up to seven days. When the shelter program runs out of money for housing vouchers, they bus people to shelters in Sacramento, Cal Expo, or Marysville during the winter months. In 1990-91, the Salvation Army had \$10,000 in funding and assisted "hundreds" of people between January and June (when the funds ran out). Precise figures are not available. The Salvation Army also provides vouchers for one-time rent mortgage assistance to avoid eviction. They also serve the Tahoe area.

The St. Vincent de Paul Society also has a small shelter and day care program specifically for families with children. In cooperation with the Community Ministries Services, St. Vincent de Paul has purchased five single-family homes in Roseville for short-term use by homeless families. St. Vincent de Paul does not receive county funds for its shelter program.

The Placer Women's Center, Inc., has five rooms available for battered women and their children. The women/families may stay up to two months for three dollars per night plus one dollar per night for each child (up to a maximum of six dollars per night). The available rooms are continually full. The center also provides counseling, a kitchen (residents are expected to purchase and cook their own food), and donated clothes. Crisis Intervention Services also provides short term shelter (one or two days) for domestic violence victims in the Lake Tahoe area. Vouchers are given on a case-by-case basis. (Crisis Intervention provides other social services including a 24-hour crisis line, legal clinic, and counseling services.)

The Community Resources Council (CRC), a non-profit private agency, has the largest food assistance program in the area. CRC distributes food from the United States Department of Agriculture (USDA) Commodities Program to the various charity organizations that prepare meals. Also, for a \$7 membership fee, elderly people can purchase the commodities directly. CRC also has a "grocery bag program" where they deliver a bag of goods to senior citizens who pay a monthly fee. CRC distributes all surplus commodities to other organizations in the communities that prepare meals or give food baskets. The Salvation Army also has a food program that gives boxes of food to needy families.

Other food programs are run by the First United Methodist, Bethel Lutheran, and Presbyterian Churches of Roseville, the Salvation Army, the St. Vincent de Paul Society, and the 7th Day Adventist Church.

The Placer County Mental Health Department is in the middle of a two-year pilot program serving South Placer County women (single or with children) with serious mental illness who are homeless or in immediate danger of becoming homeless. Fifteen women can be served at one time. The goal of the program is to stabilize the clients' living circumstances so that they may become more self-sufficient.

The Energy Crisis Intervention Program (ECIP) helps people pay bills if they receive a shut-off notice, provides firewood, propane or blankets. The maximum yearly assistance is \$200 per

family. The program expects to assist 800 to 900 households during the year. They have probably done more in past years, but the funds have been cut significantly. The ECIP program is available to very low income families, elderly, and disabled persons. CRC receives funding from the Community Services Department to handle the ECIP for families that receive Aid to Families with Dependent Children (AFDC) funding. The Salvation Army receives funding to handle the other households that qualify for the ECIP.

SPECIAL HOUSING NEEDS IN THE TAHOE AREA AND OTHER RESORT AREAS

Connerly & Associates was engaged by the Tahoe Basin Association of Government to analyze 1990 census information for the Tahoe area. The following paragraphs are excerpts from that document, *Is the TRPA Code Consistent with the Affordable Housing Goals in the Tahoe Regional Plan?* (1991).

"Housing costs within the Lake Tahoe region are among the most expensive in both the State of California and the State of Nevada. Although each community has some housing affordable to lower-income households in the region, the highest concentrations of affordable housing are in Kings Beach, Stateline, and South Lake Tahoe, on the California side of the lake. The most expensive housing is concentrated on the Nevada side of the lake.

"Kings Beach, South Lake Tahoe, and Stateline have the highest percentage of minority households, renter households, overcrowded households, non-family households, and single mothers. Although information on household income was not available, one could reasonably conclude, based on historical patterns, that each of the groups listed above have lower incomes, as a group, than the population at large. It is likely, therefore, that the communities of Kings Beach, South Lake Tahoe, and Stateline also have the highest percentages of low-income households, households paying in excess of 30 percent of their income of housing expenses, and households below the poverty level of income.

"The paradox of the Tahoe Basin housing market is the abundance of housing in the midst of a shortage of affordable housing for lower-income workers. The Census Bureau reported that of the nearly 30,000 dwelling units in the basin's eight communities, 43 percent of the housing stock was vacant. Most of these vacant units were held for seasonal or recreation use and were not available to meet the housing needs of the Tahoe Basin's growing year-round population."

In light of this, the County should work with TRPA to develop more realistic incentives for producing affordable housing.

A similar problem exists in other mountain areas in Placer County where resort development attracts numerous employees to rural places lacking adequate affordable housing. The County, as a condition of approval for such projects, has on a case-by-case basis required developers to help provide housing either directly, or indirectly through fees. The County should continue to consider employee housing needs in the evaluation of future resort proposals.

3.5 PROJECTED HOUSING NEEDS

This section evaluates projected future housing needs in the unincorporated areas of Placer County based upon the adopted Regional Housing Needs Plan prepared by the Sierra Planning Organization (SPO). State law requires councils of governments to prepare such plans for all cities and counties within their jurisdiction. Placer County is an interesting case because the county is split by three regional planning agencies: SPO, the Sacramento Area Council of Governments (SACOG) and the Tahoe Regional Planning Agency (TRPA). SACOG prepares the housing needs allocation plan for the cities of Lincoln, Rocklin and Roseville in Placer County. TRPA is a federally-mandated agency that oversees development within the Lake Tahoe Basin in Nevada and California. As such, TRPA is exempt from the California requirement to prepare housing allocation plans. SPO prepares the allocation plan for the cities of Auburn, Colfax and Loomis, as well as all the unincorporated portions of Placer County.

The intent of housing allocation plans is to ensure adequate housing opportunities for all income groups. The State Department of Housing and Community Development (HCD) provides guidelines for the preparation of the plans, and ultimately certifies the plans as adequate.

In preparing its allocation plan, SPO began with estimates of the number of households in each sub-area prepared by the state Department of Finance. Households were then divided into four categories based on income. In its last housing allocation plan, SPO used income information from the 1980 census. The income categories are based upon household income as a percentage of county median income (see page 62 for definitions of the income categories).

According to SPO, households in the unincorporated portion of Placer County were distributed as indicated in Table 3-31, in 1990. SPO then assumed an average annual growth rate of 2.19 percent to project the total number of households in the county in 1997. HCD sets goals for the percentages of each type of housing that will comprise the total housing stock in 1997. Those percentages, along with the number of units that they represent, are presented in Table 3-32.

By subtracting the 1997 housing goals from the 1990 estimates of actual units, the numbers of housing units within each income category that should be constructed in the unincorporated county are shown in Table 3-33.

During the past 10 years, an average of 988 housing units have been constructed annually in unincorporated Placer County. During the three years from 1988 to 1990, this average increased to more than 1,150 units per year. The vast majority of the new units were single-family residences.

If the 10-year average continues over the seven-year time frame of the Regional Housing Needs Plan, the county should have no problem seeing development of the total number of units called for under the plan. In fact, nearly 7,000 units would be constructed in the unincorporated county by 1997, at the current rate. However, it is highly questionable whether the private housing market will produce units that will meet the affordability goals of the plan.

To meet the affordability criteria established for Placer County, very low income and low income households should not pay more than 30 percent of their total household income for housing, and moderate and above moderate should not pay more than 35 percent of total household income for housing.

TABLE 3-31

**HOUSEHOLDS BY INCOME GROUP
Placer County 1990 (Unincorporated Area)**

Very Low	Other Low	Moderate	Above Moderate	Total
5,950 (19.3%)	5,272 (17.1%)	6,536 (21.2%)	13,071 (42.4%)	30,829

Source: Sierra Planning Organization, *Regional Housing Allocation Plan*, April 1991 (Amended December 4, 1991).

TABLE 3-32

**FAIR SHARE HOUSEHOLD PROJECTIONS
Placer County 1997 (Unincorporated Area)**

Very Low	Other Low	Moderate	Above Moderate	Total
7,184 (20%)	6,190 (17%)	7,679 (21%)	14,955 (41%)	36,007

Source: Sierra Planning Organization, *Regional Housing Allocation Plan*, April 1991 (Amended December 4, 1991).

TABLE 3-33

**HOUSING NEEDS BY INCOME CATEGORY
Placer County 1990 to 1997 (Unincorporated Area)**

Very Low	Other Low	Moderate	Above Moderate	Total
1,234	918	1,143	1,884	5,178

Source: Sierra Planning Organization, *Regional Housing Allocation Plan*, April 1991 (Amended December 4, 1991).

In April 1991, median household income for a Placer County family of four was \$37,500, according to HCD. Thus according to the definitions above, the income categories for a family of four in Placer County are as follows:

Very Low	- Household annual income less than \$18,750
Low	- Household annual income between \$18,751 and \$30,000
Moderate	- Household annual income between \$30,001 and \$45,000
Above Moderate	- Household income greater than \$45,000

Thus for each category, the following range of monthly rental payments, or combination of mortgage, taxes and insurance payments for owner occupied housing would be necessary to meet the affordability criteria.

Very Low	-	Less than \$468.25
Low	-	Between \$468.25 and \$750
Moderate	-	Between \$750 and \$1,312.50
Above Moderate	-	\$1,312.50 and above

The following table shows the monthly payments that would result from borrowing different amounts at various interest rates. The figures assume a 30-year fixed rate mortgage financing the total borrowed amount.

TABLE 3-34

MONTHLY MORTGAGE PAYMENTS

Amount Borrowed	Monthly Payment at Different Interest Rates				
	6%	7%	8%	9%	10%
\$65,000	\$390	\$432	\$476	\$523	\$570
\$75,000	\$450	\$498	\$550	\$603	\$658
\$100,000	\$600	\$665	\$734	\$805	\$878
\$125,000	\$749	\$832	\$917	\$1,005	\$1,097
\$150,000	\$899	\$998	\$1,101	\$1,207	\$1,316
\$175,000	\$1,049	\$1,164	\$1,284	\$1,408	\$1,536
\$200,000	\$1,199	\$1,331	\$1,468	\$1,609	\$1,755

Source: Crawford Multari & Starr

While varying among banks, current (February 1992) 30-year fixed mortgage rates are around 8.5 percent. Thus to meet the affordability criteria for the very low income group, 1,234 units would have to be constructed that sell for less than \$65,000, assuming that no down-payment is made, or which rent for less than \$468 a month. (Actually, the price of for-sale units would have to be substantially less than \$65,000 to account for insurance and tax payments within the maximum monthly payment.)

Examining the median sale prices of housing throughout the county as detailed earlier in this chapter, it seems apparent that without substantial intervention in the housing market, the allocations for low and very low income housing will be difficult to achieve for owner-occupied housing.

The market is better at providing affordable low income rental housing, but not in sufficient numbers to meet the objectives of the allocation plan. The median rental price in the county from the 1990 census was \$496 per month (though in the unincorporated areas this value was lower;

see Table 3-17). This figure suggests that half of the rentals in the county are priced less than this amount. Because renters need not pay taxes and insurance for their dwellings, the numbers suggest that a significant amount of rental housing may be affordable to low income individuals (see also the section on Housing Costs and Overpayment, page 39). This fact indicates that efforts to increase rental housing generally will likely help households with low and moderate incomes.

3.6 ENERGY CONSERVATION OPPORTUNITIES

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Placer County, and examples of effective programs used by other jurisdictions are all discussed.

FACTORS AFFECTING ENERGY USE

The local climate has a major effect on residential energy use. Placer County summers are hot and dry, and winters are moderately cold to very cold. Prolonged periods of cold weather cause increased energy use for space and water heating; prolonged periods of hot weather increase energy use for air conditioning and other cooling needs. Conversely, periods of mild weather will decrease energy use for those purposes. This situation is particularly true if homes are not well-insulated.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant, energy-efficient design advances, for example, have been made in refrigerators, stoves, and microwave ovens.

The following section discusses how patterns of development affect energy consumption, particularly by creating transportation needs.

RELATIONSHIPS BETWEEN HOMES, SERVICES, AND JOBS

Land use planning and zoning practices can significantly affect energy use. For example, if the general plan and zoning ordinances encourage residential subdivision in relatively isolated areas—far from commercial facilities such as grocery stores—residents must travel farther to take care of their daily shopping and service needs. Keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile (resulting in gasoline consumption) rather than walking or cycling. Thus, changing the land use pattern can also change energy use patterns. Land use planning measures can reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

Alternative Types of Development

One example of a land use planning technique for energy conservation is to encourage infill (development on vacant or underused lots) and compact, contiguous development within existing developed areas before development is allowed in more distant areas. If existing development areas cannot meet the expected demand, expanding such areas concentrically rather than allowing dispersed development in outlying areas is preferred. Mixed-use development should be allowed, particularly in the core areas and along collector roads.

Compact development also results in a secondary energy savings—a reduction in embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, like sewer pipes, electrical lines, paving materials, etc. Minimizing the length

of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

Compact development also means there can be more convenient and accessible public transit. Efficient transit service requires a minimum of 12 housing units per acre (Calthorpe, 1990). A compact town may provide the necessary density.

A second example is to require that new developments proposed outside of existing developed areas be clustered on a small portion of the property as an alternative to the dispersed development typical of rural areas. The County can require that only portions of large, open properties actually be developed. For example, a farmer wants to sell 20 acres of land as four, five-acre parcels; instead, the County requires that the four homes be clustered on one-acre parcels in one section of the property while the remaining 16 acres be held as communal open space for agricultural, ranching, or equestrian uses. Such an arrangement also reduces construction costs and embodied energy consumption because there are shorter driveways and utility lines.

A significant portion of a community's energy consumption is devoted to transportation to and from work. Consequently, substantial savings can be realized by balancing jobs and housing within a region, by locating jobs and housing near each other, and through public transit, car pooling and other ways of reducing automobile use by commuters.

Jobs-Housing Balance

Placer County is part of a much larger employment region centered around Sacramento. Within this region, people frequently cross county lines to go to work. Thus, creating a jobs housing balance strictly within the county, or in the unincorporated portions of the county, will have limited relevance to commuting patterns.

Interestingly, a near balance between jobs in the county and the number of residents in the labor force currently exists. Research by Recht Hausrath and Associates (RHA) for the general plan update found approximately 83,000 jobs within the county (including self-employed persons) in 1990. RHA also found that about 80,000 county residents are in the labor force.

The distribution of jobs and residents also correlates well. About 70% of the jobs and about 63% of the residents live in the area west of Auburn. The Auburn area and surrounding foothills, where about 32% of the residents live, provide about 26% of the jobs. About 4% of the jobs and 5% of the residents are located near Lake Tahoe. While not a perfect balance, there is considerable symmetry in how the jobs and population are distributed in the county

As noted above, however, despite this apparent balance, considerable commuting takes place because the true scope of the region extends well beyond county boundaries.

Locating Jobs and Housing in Proximity

The county's basic land use strategy has been to concentrate both businesses with high employment and the highest residential densities in the communities best able to accommodate such uses. Therefore, in general terms, most housing and employment have tended to locate relatively near one another. Through a related policy, the County allows housing in most commercial districts, accommodating mixed use developments. In the recent past, this has not

resulted in a significant amount of residential development with new businesses. Additional opportunities and incentives for carefully planned mixed use developments should be integrated in the policies and ordinances of the County.

In addition, the County has specifically planned for housing in conjunction with new resorts, where a lack of affordable housing has historically been a problem. In recent cases, conditions of approval for new resorts have included requirements to provide housing, either on site, off site or through the payment of fees. This approach should be incorporated into formal policies or ordinances to clarify when housing is required, how much will be expected and the acceptable mechanisms for addressing the need.

Reducing Automobile Commuting

Despite general policies to balance jobs and housing and to encourage or require housing near job centers, many people will continue to drive to work. Again, because the housing and employment region extends far beyond the County's borders, many people will continue to commute to work: seeking more affordable and desirable residences farther from the city centers, while driving to jobs in urban areas.

In light of this, efforts have been focused on reducing the use of single-occupancy automobiles for work commutes. A wide variety of strategies have been tried, particularly the use of public transit. Presently, public transit in Placer County consists largely of bus lines, although there is limited light rail service in the southwestern portion of the county.

Three bus transit lines operate in the unincorporated portions of the County. Placer County Transit runs buses on lines parallel to the Interstate 80 and Highway 49 corridors. Ridership studies indicate that a significant number of the patrons are college students and other commuters.

The Tahoe Area Regional Transit operates on the northern and western shores of Lake Tahoe, including the portion of Placer County there. Ridership surveys also indicate high use by commuters. The Consolidated Transportation Services Agency provides specialized transportation for seniors and disabled persons.

Placer County promotes van pooling for major employment centers, and has instituted a "trip reduction" ordinance for new employers. Businesses with 200 or more employees are required to reduce trips over a baseline amount by 30% through a variety of mechanisms such as incentives for car pooling and use of public transit. Businesses with 50 to 199 employees must provide information about travel alternatives to their workers, must retain a trip reduction coordinator, provide bicycle parking, conduct an annual survey of commuting practices, among other specific programs. Businesses with 10 to 49 employees simply need to provide information about alternative commuting options.

The Air Pollution Control District is also working on Transportation Control Measures to reduce commuter use of cars. The goal is to increase vehicle ridership to an average of 1.5 persons per car during commute hours by 1997. Achieving this goal will not only decrease air pollution but also conserve energy.

ENERGY EFFICIENCY IN INDIVIDUAL HOMES

A variety of public and quasi-public programs are, or could be made available in Placer County to assist homeowners and renters in retrofitting to improve energy efficiency.

Existing Conservation Programs

The California State Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weatherstripping on doors and windows, closeable doors on fireplaces, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy efficient appliances, etc. All new construction in Placer County must comply with Title 24.

The primary energy conservation program for older homes in Placer County is the weatherization program implemented by Project Go. Project Go is an independent, private non-profit organization that specializes in home repairs. With funds supplied by the state and Pacific Gas & Electric, Project Go provides a free weatherization service to low income and elderly people. Recipients of Aid to Families with Dependent Children and State Disability Insurance are automatically eligible. The weatherization service includes caulking, weatherstripping, insulation, and sunscreens. Since 1984, Project Go has weatherized over 8,000 homes in Placer County.

The large building setbacks required in most of the unincorporated areas also act to preserve solar access. The ability of homes with active solar panels to get solar access (sunlight) is unlikely to be disrupted by adjacent buildings.

The California Energy Commission (CEC) is currently developing a set of energy efficiency guidelines for local planning agencies. As part of those guidelines, the CEC intends to address building efficiency beyond the Title 24 standards.

Pacific Gas & Electric has a showcase program for developers who build homes that exceed the Title 24 standards by 50 percent. The program offers free advertising for the homes in local newspapers and PG&E publications. PG&E also offers a Target Customer Appliance Program that will replace old and inefficient refrigerators, furnaces, air conditioning systems and water heaters for income-eligible households—at no cost to qualifying customers.

Additional Residential Conservation Measures

The County can encourage energy efficiency in residential construction by developing design guidelines emphasizing energy efficient construction practices. This strategy would provide an information sheet to builders that discusses the short- and long-run costs and benefits of energy efficient design and construction, and provides a list of the local dealers, contractors, and suppliers of conservation materials. Often, consumers discard long-term savings potential in favor of immediate cost savings. If consumers have accurate information, they will be able to better weigh the implications of their decisions. A study on the effectiveness of educational programs on conserving energy showed that information campaigns produce an average of 4 percent energy savings.

Energy-efficient, new residential construction can cut energy consumption by up to 50 percent (Nava 1991). Energy efficient home construction and retrofits should contain some or all of the following:

- Double-pane windows (two panes of glass enclose a vacuum-tight space that does not allow heat and cold to transfer as quickly as it does in a window with a single pane of glass);
- Attic insulation greater than R-19 (soft, fiberglass insulation is given an "R" rating based on its capacity to insulate an area, a higher "R" value indicates greater insulation capability);
- Rigid attic insulation (generally a compressed styrofoam insulation with an R-30 value);
- Additional wall insulation (older homes may not have insulated walls);
- Fluorescent indoor lighting (a standard, incandescent light bulb uses more energy);
- Dimmer switches and task lighting (dimmer switches allow lower lighting levels and less electricity use while task lighting directs light to necessary areas without wastefully lighting a larger area);
- Halogen outdoor lighting (halogen, like fluorescent, are more efficient than incandescent light);
- Lighting motion detectors that turn on lights only when they detect a person in the room or area;
- Shade trees along southern and western glazing to reduce the heat from windows on hot summer days;
- Solar screens that reduce the amount of heat from solar radiation coming through windows;
- Evaporative cooler which uses less energy than air conditioner;
- Microwave oven which uses less energy than an electric or gas oven;
- Gas (rather than electric or propane) water heater and range/oven;
- Weatherized windows and doors that do not have cracks to cause drafts;
- Pools with integrated cleaning and heating systems (including pool covers, active solar heating, and efficient filters, pumps, and motors);
- Automatic timers that provide energy use only when it is necessary;
- Drip irrigation system that conserve water and reduce the energy needed for pumping water;

- Drought tolerant landscaping;
- Active solar elements and passive solar design;
- Energy efficient appliances (in new construction and replacing older appliances in existing homes);
- Storm windows to cut back on heat loss through windows during the winter; and
- Reflective film on south facing windows to minimize heat gain during the summer.

Policies that encourage solar energy technology in both retrofits and new construction can also been employed by the County. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat—the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water, oil or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room, and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening.

The best method to encourage use of active solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

PG&E publishes a wide variety of pamphlets that provide information on energy conservation practices. As a possible program, the County could provide each new household with a collection of PG&E pamphlets on conservation that encourage energy audits and retrofit programs for existing residential development.

3.7 CURRENT AND PAST HOUSING EFFORTS

The 1984 Placer County Housing Element made a number of projections regarding population increase and housing need. Based on the demand for housing represented by those projections, the County formulated several policies regarding the supply of housing for the unincorporated areas. This section compares the projections to what actually occurred and evaluates the effectiveness of the policies in relation to the projections. This section also summarizes other County housing programs that have been instituted since the 1984 Housing Element. The results of this analysis will be used as a starting point for formulating effective new housing programs in Placer County.

POPULATION PROJECTIONS

The population projection in the 1984 Housing Element forecast a July, 1989, county population of 162,139. This was based on a four percent annual increase predicted for Placer County by the California Department of Finance. Table 3-35 compares the projected versus actual population for 1990. The projected population is modified slightly to bring the projection up to April 1, 1990 (census day).

Although the projected population for the county was within three percent of the actual population, the projection underestimated (by 21 percent) the increase that would occur in the cities and overestimated (by 16 percent) the development that would occur in the unincorporated areas. (The community of Loomis did incorporate during that time, but the Loomis population of 5,705 accounts for only three percent of the total population.)

TABLE 3-35

**PROJECTED vs. ACTUAL POPULATIONS
Placer County 1990**

Year	In Cities	Unincorporated	Total County
1989 Projection (July)	67,503	94,636	162,139
1990 Projection (April)*	69,528	97,475	167,003
1990 Population (actual)	88,569	84,227	172,796
Actual minus projected	19,041	-13,248	5,793

* Population projection for April, 1990 derived from extrapolation of July 1989 Department of Finance official projection.

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*
Placer County Housing Element, 1984.

HOUSING NEEDS

The 1984 Housing Element references the Sierra Planning Organization *Regional Housing Allocation Plan*. The plan called for the construction of 7,551 units in Placer County between 1983 and 1990. Very low and low income units made up 39 percent of the housing units. Moderate-priced units represented 24 percent of the total, and above-moderate units made up the remaining 37 percent of the units.

The County acknowledged the regional allocation plan, but based their housing and land use policies on the assumption that housing units for very low income and low income households were more appropriately developed in the incorporated cities, where services and transportation were more readily available than in the unincorporated areas. Several of the housing policies refer to cooperative agreements with the cities in the south Placer County area. The primary reasons for locating low income units in the incorporated cities were to preserve the rural character of the unincorporated areas and to provide low income housing in areas with urban services and near employment centers. HCD approved this approach for the 1984 Housing Element.

Placer County anticipated that the need for moderate and above-moderate units would actually be greater than that estimated in the regional housing allocation plan. The County felt that a large number of retirees from Los Angeles and San Francisco would relocate to rural Placer County. This estimate was correct (the elderly population went from nine to 12 percent of the total population and there was a high demand for moderate and above-moderate housing), but the biggest housing demand came from people who bought homes in Placer County and commuted to work in Sacramento. Along with most other California communities, the County underestimated the distances that workers would commute to find desirable and affordable housing.

1984 HOUSING ELEMENT PROGRAMS

Many of the programs in the 1984 Housing Element were aimed at housing production and rehabilitation. Table 3-36 shows the objectives and results for the various programs. Each program is discussed below in the order they appear in the 1984 Housing Element.

TABLE 3-36

1984 HOUSING ELEMENT PROGRAMS Placer County Unincorporated Areas

	Units Projected	Actual Units
Innovative Subdivision Design (PUD's)	1,500	>3,200
Higher Densities in Communities	200	150*
Weatherization	2,500	8,000
Housing Rehabilitation	200	165
Mobile Home Placement	150	140
Second Residential Units	100	78
Density Bonuses	150	6
Employee Housing	100	0
Development Agreements	600	1,470
Solar Energy Design	500	30
Master Environmental Impact Report	500	1,470
Non-profit Housing Corporation	50	0
Mortgage Revenue Bonds	600	0
Federally Subsidized Rehabilitation	445	0

Note: *Plus, changes in service plan made 3,000 more units feasible in Granite Bay. See discussion below.

Source: *Placer County Housing Element*, 1984.
Crawford Multari & Starr, 1991.

Innovative Subdivision Design

Program: *The County Development Review Committee will encourage sound, innovative subdivision design.*

Projected Units: 1,500

Progress-to-date: Any residential development project in Placer County of five units or larger is generally brought before the Development Review Committee (DRC). Over 12,000 units have been reviewed by the DRC since 1984. For the most part, conventional zoning, subdivision and construction plans were appropriate and adequate for the proposed development.

In some cases, site or environmental constraints would have resulted in reduced densities and fewer units without greater flexibility and creativity in the design and regulatory process. In several cases, the County utilizes a Planned Unit Development (PUD) approach which allows greater flexibility and innovation in design. Thus, the PUD's frequently allowed more units than would otherwise have been accommodated on a constrained site. Since 1984, 26 residential PUD's have been approved for over 3,200 residences.

Higher Densities in Communities

Program: *Placer County will provide areas for higher density housing that have urban services and compatible land uses; the County will help provide services so that existing capacity can be realized.*

Projected Units: 200

Progress-to-date: Two community plans have been updated since 1984 — Dry Creek/West Placer and Granite Bay. The Granite Bay community plan had an area reserved for high density housing, so no new areas were created. However, that plan included programs for new infrastructure and services so that existing zoning capacity could be implemented. This increased the real capacity by about 3,000 units.

In 1990 the Dry Creek/West Placer community plan was changed to add a high density housing area that would accommodate an additional 150 units.

The North Auburn plan is likewise in the process of establishing high density housing areas. The North Auburn plan is not completed, and it is too soon to tell how many additional units can be accommodated by the plan.

Weatherization Program

Program: *The County will participate in the California Weatherization Program which rehabilitates units to make them more energy efficient.*

Projected Units: 2,500

Progress-to-date: Project Go is an independent, private non-profit that receives money directly from the state and PG&E to weatherize and rehabilitate homes. Since 1984, Project Go has far exceed the goal by retrofitting over 8,000 homes in Placer County.

Housing Rehabilitation Program

Program: *Placer County will use Community Development Block Grant Program monies to rehabilitate substandard units in the county.*

Projected Units: 200

Progress-to-date: A total of 127 homes have been rehabilitated using Community Development Block Grant funds since 1984 to date. Another 38 units are currently in the

process of being approved for rehabilitation, and other units will be rehabilitated as the program continues.

Mobile Home Placement

Program: *The County will approve mobile homes and factory built units that meet HUD requirements and are placed on permanent foundations. These units can be located on any residentially zoned property in the unincorporated area.*

Projected Units: 150

Progress-to-date: From 1984 to November 1991, about 140 mobile homes on permanent foundations have been approved in residential areas. From 1984 to 1988 there was an average of 12 units approved a year. During the last three years (1988 to 1991) the average more than doubled to 30 units per year.

Second Residential Units

Program: *Placer County will issue conditional use permits for second residential units (either attached or detached) in residential zone districts.*

Projected Units: 100

Progress-to-date: A total of 78 second residential units have been approved since 1984. This program also provides an affordable alternative to new housing by providing smaller units and incrementally increasing the density of existing residential areas.

Density Bonus Program for Rental Units

Program: *The County will award density bonuses for developers that build a portion of the project for low or moderate income households.*

Projected Units: 150

Progress-to-date: Forest Hill and Snowcap View Apartments were the only apartment complexes built that took advantage of the density bonus program. They included six and 12 density bonus units, respectively.

Pike Bell Apartments (which includes 10 density bonus units) has been recently approved but not yet built. The Board of Supervisors also waived \$100,000 in fees for this project to help keep unit costs affordable.

Although only part of the goal was met, this program does increase the viability of low and moderate income housing production and should be continued. Additional incentives, such as waiving fees, should be combined with the density bonus option.

Employee Housing

Program: *Because the Squaw Valley area has special housing needs, the County will award density bonuses to commercial and multi-family housing projects if employee housing is provided. Fees for capital improvements and park dedication will be waived for the employee units.*

Projected Units: 100

Progress-to-date: No employee housing units have been built since 1984. High land costs in the resort areas have made any employee housing unprofitable. As it stands, the program cannot provide enough incentives to encourage developers to build employee housing. A regulatory approach (as opposed to incentives) may be necessary to achieve this objective.

Development Agreement Ordinance

Program: *Placer County will enter into development agreements to allow applicants to vest certain development rights before entering into a lengthy review process, in order to encourage housing production.*

Projected Units: 600

Progress-to-date: Development agreements have been used in two residential projects that provided a total of 1,470 units. The Los Lagos project has 375 units and the Tree Lake Development has 1,095 units. Development agreements give the County the opportunity to create flexible design solutions in sensitive areas or on large projects.

Solar Energy Design

Program: *The County will use the subdivision ordinance to ensure that low and moderate income housing is energy efficient and designed for cost-effective passive solar design where practical.*

Projected Units: 500 units

Progress-to-date: The Subdivision Map Act requires all new tracts to be designed, to the extent practical, to take advantage of solar opportunities, and this requirement has been met for several thousand new units. No records on housing units that employ solar energy facilities are maintained by the County; planning staff estimates that only about 30 such units have been built since 1984. The County does not specifically encourage or discourage solar energy design or passive solar use. As it is worded, the program does not give direction on how it can be effectively implemented; the new energy efficiency building codes (Title 24) may fulfill some of the objectives of this program. Explicit incentive or regulatory requirements may be necessary for new development to use solar technology.

Although solar energy opportunities are typically incorporated into new subdivision design, the actual installation of solar facilities for individual housing units is not required. More information on energy efficiency subdivision and unit design can be found in the section on Energy Conservation Opportunities, page 40.

Master Environmental Impact Report on Large Projects

Program: *Placer County will provide developers the opportunity to prepare a master environmental impact report (EIR) on large, phased development projects, in order to encourage housing production.*

Projected Units: 500

Progress-to-date: A master EIR was used on the two residential projects that executed development agreements with the County — Los Lagos and Tree Lake. A total of 1,470 units were constructed under master EIRs.

Non-profit Housing Corporation

Program: *The County will work with developers to establish a quasi-public, non-profit development corporation to acquire land and develop low and moderate income housing.*

Projected Units: 50

Progress-to-date: The attempts to establish a non-profit development corporation in Placer County failed; no units have been built.

Mortgage Revenue Bond Program

Program: *Placer County will work with the City of Roseville to issue a bond sale for multiple-family units for low and moderate income households.*

Projected Units: 600

Progress-to-date: Although County staff have made attempts, there has not been a mortgage revenue bond sale since 1982. No units have been produced.

The reason mortgage revenue bonds were not pursued further was a lack of interest in the private sector. By the mid-1980s, interest rates had dropped significantly from the early part of the decade. The market was strong enough to support strong housing production without this kind of financing. Thus, while no units were built with mortgage bond financing, housing production during this period was very strong anyway.

Given low borrowing rates available through conventional lenders at this time, interest in mortgage revenue bonds will not likely be strong.

Federally Subsidized New Construction and Rehabilitation

Program: *The County will encourage private developers to participate in federal and state housing programs for new construction and the rehabilitation of low and moderate income housing. Programs cited included: Farmers Home Administration (FmHA) Section 502 (homeowner rehabilitation loans); FmHA Section 504 (home repair loans); FmHA Section 515 (rural rental housing*

program); Housing and Urban Development (HUD) Section 8 (subsidies for existing housing); and HUD Section 202 (rental housing for elderly and handicapped).

Projected Units: 445

Progress-to-date: No significant privately developed low income housing using federal subsidies occurred in unincorporated Placer County during this time. There are several reasons explaining this. First, significant federal programs were being phased out during this time (Section 8 new construction, FmHA 515) which were viewed as the most likely sources of funding. Second, a strong private housing market in the area made it easier for developers to build and sell home using conventional financing without the restrictions and "red tape" of federal programs. Third, there was no non-profit development corporation working in the Placer County area during this time. Fourth, there is no County or regional housing authority or agency that might assist private developers with gap financing or provide technical aid in making applications for federal programs.

Updated Building and Health Codes

Program: *Placer County will continue to update building and health codes.*

Progress-to-date: Codes are updated on a regular basis in accordance with state and local requirements. The procedure helps eliminate inefficient and unnecessary regulations.

Increased Densities near Employment Centers in Urban Areas

Program: *Placer County will encourage increased residential densities (and thus housing supply) near employment centers and within areas designated for intensive urbanization. This work would be accomplished through the South Placer Policy Committee (SPPC). The SPPC is composed of representatives from Placer County and the cities of Roseville, Rocklin, and Lincoln. The purpose of the group is to coordinate the long-range planning in the south Placer area to provide the housing necessary for the employees of new industrial developments.*

Progress-to-date: Although the SPPC still officially exists, the group has not met since 1987. When job development in Placer County did not increase as dramatically as expected, the group's incentive to coordinate plans diminished. Stanford Ranch in the City of Rocklin, did make housing discounts available for people who work within the ranch.

Permit Streamlining

Program: *The County will continue to streamline permit processing.*

Progress-to-date: Placer County maintains several procedures to accelerate the review and approval process. These programs are generally successful and are discussed further in the section on Governmental Constraints.

Review Existing Building Codes

Program: *The County will review existing building codes to eliminate any excess requirements.*

Progress-to-date: All codes are updated regularly as required by state law. During each review cycle, the codes are reviewed for duplication. For example, several pages of the local ordinances were deleted when the state codes added an appendix on snow-load design criteria and regulations.

Low Income Housing Subcommittee

Program: *A low income housing subcommittee will review the housing concerns in the county and make recommendations to the full Community Services Commission.*

Progress-to-date: The subcommittee consist of 21 members—7 elected, 7 private, and 7 at-large representatives. However, the low income housing subcommittee does not meet regularly, nor has it provided policy guidance. A more informal information network exists among the staff, the Board of Supervisors, and citizens interested in housing and social service issues.

Zoning Administrator

Program: *Placer County will continue to use a zoning administrator to review some development permits and expedite the approval process.*

Progress-to-date: The zoning administrator does hear cases and does help to streamline the development process. Additional details on this program are provided in the section on Governmental Constraints.

Housing Office Information Clearinghouse

Program: *The County will designate a housing office to provide general housing information and assist local developers in providing low and moderate income projects.*

Progress-to-date: The Community Services Department functions as the clearinghouse on all housing assistance programs and other emergency and welfare programs.

Regional Monitoring Program

Program: *Placer County, in conjunction with the South Placer Policy Committee, will continue a regional monitoring program for commercial and industrial development and housing available for the employees of those developments.*

Progress-to-date: The SPPC did publish regional reports annually from 1984 through 1987. No reports have been issued since 1987, when the SPPC stopped meeting regularly.

Fair Housing Practices

Program: *Placer County will disseminate information on fair housing loans to promote equal housing opportunity.*

Progress-to-date: The Community Service Department handles all complaints of housing discrimination. Tenant/landlord disputes of low income residents are forwarded to Northern California Legal Services. The program functions well.

OTHER EXISTING HOUSING PROGRAMS

The following are other housing-related programs in Placer County that were either implemented after adoption of the 1984 Housing Element or were otherwise not discussed explicitly in that element.

Fee Reductions or Waivers

In at least two cases, the County has reduced certain development fees in order to assist low income housing projects. Sometimes, fee reductions in combination with other programs such as density bonuses can provide practical incentives to the production of low cost housing.

Group Housing

In accordance with State law, the County permits group housing for six or fewer residents in its residential zones, thus creating more opportunities for physically and mentally disabled persons to live more comfortably and affordably in neighborhoods. Such small scale facilities usually include onsite supervision and/or care for the residents. The facilities are usually simply large single family houses.

Mixed Use Provisions

Allowing housing in conjunction with some compatible non-residential land uses, such as offices and stores, increases the opportunities for relatively low cost units which are conveniently located near jobs and services. This approach to community living was very common in the past, where even in rural towns, apartments or houses were located above or behind businesses. Present-day zoning practices frequently segregate these uses more strictly. In Placer County, housing is allowed in the commercial zones, subject to discretionary review.

Section 8 Rental Subsidies

Low income county residents are eligible for federal rent subsidizes, often referred to as the "Section 8" program. Through this program, administered in Placer County by the Community Services Department, the rents paid directly by low income households are augmented so that their actual expenditures do not exceed 30% of their incomes. Approximately 195 households are currently assisted through Section 8 subsidies. Unfortunately, the program does not address the real level of need in the area; some people who would like to receive this kind of assistance have been on the waiting lists for as long as three years.

Senior Housing Incentives

The County has implemented incentives to encourage housing for senior citizens. Depending on the characteristics of the project, elderly housing may be eligible for reduced parking standards and density bonuses.

HOUSING ELEMENT ADDENDUM, 1991

The County adopted an addendum to its 1984 Housing Element in 1991. The addendum simply listed sites in the county that are suitable for housing in all income categories. It also included information on housing conditions and policies on historic preservation. The land inventory, sites analysis and housing conditions determinations are all updated further in this update of the Housing Element.

LOW INCOME HOUSING DEVELOPMENT IN INCORPORATED AREAS

The objectives in the 1984 Housing Element do not include specific "fair share" allocations for the unincorporated County. This is unusual. The County's position at the time was that the unincorporated territory is fundamentally rural in nature and that higher density development should be directed to the cities, which have the infrastructure and services to better accommodate the higher densities and more affordable homes. This approach or philosophy was accepted by the cities at the time, and by HCD, when the department approved the Housing Element. In light of this approach, it is appropriate for this update to take a brief look at how the incorporated cities and the county as a whole performed since 1984 in terms of affordable housing construction.

First of all, the county as a whole produced more than its fair share of housing units during this time frame. From 1984 through 1988, Placer County's (including the incorporated cities) goal for new housing construction was 12,850. During that time period, 14,652 units were approved for construction, about 114 percent of the goal. Thus, from an overall housing production standpoint, the approach of directing development to the cities did not prevent the county as a whole from meeting its fair share production. (*Local Progress in Meeting the Low Income Housing Challenge*, California Coalition for Rural Housing, 1990.)

However, affordability goals were not met. For example, during this same time frame, the entire county's goal for low income housing production was 9,429 units; only 1,305 were actually produced, only about 14 percent of the overall goal.

Most of the low income housing production occurred in the City of Roseville. Roseville is the largest city in the county, and it is the only one with a housing authority. The Authority has been active with private developers and with a non-profit corporation which has recently undertaken low income housing projects (Project Go). From 1984 through 1988, 1,262 low income units were produced in Roseville, almost all of the county's new supply.

While the county as a whole was not successful in meeting its goals for low income housing, its performance relative to other California jurisdictions was actually close to the statewide average. According to the California Coalition for Rural Housing, between 1984 and 1989, 16 percent of the state's low income housing goal was actually met. Thus, while Placer's contribution to low income housing production was far short of its goal, its performance might be considered typical.

The reasons for the failure of Placer County to meet its affordable housing goals are varied and generally common to other parts of the State. Relying on encouraging the private market to construct low income units is highly unlikely to produce significant numbers of low income housing units. Local government resources, particularly for the unincorporated areas of counties, are limited, both in terms of staff and expertise as well as financing. An important step in Placer County toward more effectively building low income housing include the creation of a regional housing authority which has the expertise to assist private for profit and non-profit developers and the nurturing of a regional non-profit corporation which can directly undertake the construction of low income units.

In sum, the County's approach of encouraging affordable housing production in the incorporated areas did not result in adequate low income housing development, although overall housing production did exceed the countywide goals. However, Placer County's performance in low income housing production was near the average of the State. This suggests that the failure to meet affordability goals was not a result of the approach but reflects the difficulties with low cost housing production experienced by many jurisdictions.

In this Housing Element cycle, the County unincorporated area was assigned fair share allocations by the Sierra Planning Organization, and the County has accepted those allocations as its goals for the next five years.

3.8 LOW INCOME HOUSING CONVERSIONS

Throughout California, many low income housing units that were created through federal subsidies are eligible to convert to market rate units. Federal subsidies originally enabled some housing units to be rented or sold to lower income families at rental rates or sales prices below comparable housing in the community. And although the subsidies often required the establishment of continuing controls on the rental rates or resale price of the units to maintain their affordability, such controls were typically imposed only for a fixed time period (30 years is sometimes required today). As community housing values increase, owners of "affordable", rent-controlled or resale-restricted units can realize substantial profits if they are able to rent or sell at current housing market rates after resale price restrictions have expired. There is little incentive to voluntarily maintain the restrictions.

The conversion of low income housing units to market rate units could significantly reduce the amount of existing affordable housing, depending upon the number of such units in a given community. Accordingly, Housing Elements must identify any low income units that may convert to market rate units within 10 years, analyze the costs of preserving such "at-risk" units versus replacing them, identify resources that could be used to preserve the availability of such units, set objectives for preserving at-risk units and incorporate programs to try to preserve them.

The Low Income Housing Preservation and Resident Homeowner Act (LIHPRHA) was passed by the U.S. Congress as part of the National Affordable Housing Act of 1990. The intent of LIHPRHA is to restrict the ability of federally subsidized affordable housing projects to revert to market rate units, while at the same time providing owners of such projects with alternatives to realize a return on their investment. Such alternatives include either continuing under the program with additional federal incentives, or selling the property with a right-of-first refusal for non-profit or other public agencies.

HUD is currently preparing implementing guidelines for LIHPRHA; those guidelines are expected to be complete on April 1, 1992. While the exact procedures are not yet known, the general steps required for prepayment of the mortgage are outlined as follows:

1. Owners must file a Notice of Intent with HUD if they intend to change the status of their project. The project status can be changed by: pre-paying the mortgage and converting the units to market rate; continuing to operate with additional incentives to keep the project affordable; or selling the project along with incentives to retain the units as affordable.
2. If the owner intends to remain within the program with additional federal incentives, the owner must file a Plan of Action with HUD outlining the proposed course. The plan is reviewed by HUD and if deemed appropriate, a new use agreement outlining the new provisions and conditions is recorded and attached to the deed for the property.
3. If the owner intends to pre-pay the mortgage, HUD will provide the owner with information regarding incentives available to remain in the program. If after reviewing such information the owner still wishes to prepay the mortgage, the Notice of Intent signals the beginning of a twelve month review period in which non-profit or other suitable public agencies have the first option of buying the project and continuing to operate the project under the terms of the original mortgage. If no such agency is interested in the project, it is then offered to the general public under the terms of the existing agreement for a period of three months.

Finally, if no buyer is found who is willing to retain the project under HUD controls, the mortgage can be pre-paid.

Because the implementing guidelines for LIHPRHA are not yet available, the total time required for this process is not clear. However, discussion with HUD staff suggest that the period is likely to be two to three years (Rita Phillips, HUD, personal communication).

One of the options available to such projects is to enter into a Section 241 equity loan and Section 8 rent subsidy contract. This action allows the owners to pull out some of the equity from the project in the form of an equity loan. In order to repay this equity loan, the owner can raise the rents of the units. Low income residents in such projects are only required to pay 30 percent of their gross income as rent; Section 8 monies are then used to make up the difference. Project owners can effectively use the Section 8 monies to repay the loan. The tax advantages of this option generally provide ample incentive for project owners to remain in the program.

INVENTORY OF POTENTIAL AT-RISK UNITS

Using the methodology and checklist supplied by HCD, two federally subsidized projects were identified in the unincorporated area of Placer County, the Forest Hill Apartments, and Snow Cap Apartments.

The first complex contains 34 units, the second 80 units. Both used a Farmers Home Administration (FmHA) Section 515 interest subsidy program. This program is operated by the federal Department of Agriculture to assist the development of multiple-family housing in rural areas. Both projects were approved in 1984.

Section 515 provides rent low interest loans to public and private developers of multi-family housing in exchange for offering their units to low income persons (similar to HUD Section 236 loans as discussed above). Renters pay up to 30 percent of their income in rent.

FmHA Section 515 projects have the option of prepaying the mortgage loan and removing the units from the affordable program. However, for these particular projects, the owners cannot file to prepay the mortgage for at least 20 years from the beginning of the project. The project will not be eligible for mortgage prepayment unit 2004. During the life of the Housing Element, the units are not at risk of losing their affordable status.

In another density bonus project (approved but not yet constructed), the County imposed a restriction on conversion to market rates for 30 years. The units will not be at risk during the effective life of the current Housing Element. In summary, there are currently no units considered at risk in the unincorporated portions of Placer County.

3.9 LAND AND SERVICES FOR RESIDENTIAL DEVELOPMENT

ADEQUATE SITES FOR NEW HOUSING

If an adequate supply of new housing is to be provided during the term of the Housing Element, sufficient land must be available for development of the new units needed. Enough vacant land must be zoned to allow the construction of multiple-family housing, single-family and mobile homes, and specialized housing, at densities that will satisfy the objectives of the Housing Element for the number and type of housing units needed by all income groups. The land zoned for residential development must also have access to the infrastructure necessary to accommodate the new housing. Adequate water, sewage treatment capacity, and road capacity must all be available, or new housing development will not be possible even if sufficient vacant residential land exists.

The State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply to providing sufficient numbers and types of housing units by requiring that each Housing Element "... identify adequate sites ... to facilitate and encourage the development of a variety of types of housing for all income levels" (Government Code Section 65583(c)(1)). This report documents the availability of adequate sites by:

- Reviewing the number of housing units that must be constructed to satisfy the County's Fair Share requirement.
- Describing the types of zoning necessary to allow the construction of various types of housing units.
- Identifying the holding capacity of areas that are presently zoned for housing development and determining how many more housing units can be constructed under existing zoning.
- Reviewing the infrastructure available to serve the residentially-zoned areas to determine whether it can feasibly serve more housing units.

Number and Type of New Housing Units Needed

The *Regional Housing Needs Plan* prepared by the Sierra Planning Organization (SPO) has forecast a need for a total of 5,178 new housing units in the unincorporated areas of Placer County from 1990 to 1997. The SPO forecast breaks down the total number of units needed into household income categories, and notes that 2,152 additional units will be needed for households of very low and low income, 1,143 units will be needed for households of moderate income, and 1,884 additional units will be needed for households of above moderate income. Section 3.3 of this report explains the differences between the different income levels.

Section 3.3 also notes that the housing needs for low income households in Placer County can best be satisfied through the construction of more rental housing. Therefore, the 2,152 new housing units that will be needed by "very low" and "other low" income households should primarily be various types of multi-family housing units, including duplex, triplex, and fourplex developments, as well as larger apartment projects. The needs of "moderate" and "above moderate households can be satisfied through the construction of 3,027 additional detached single-family units, or a combination of such units and mobile homes, and condominium-type projects in multi-family structures.

Zoning Required to Accommodate Housing

The locations where new housing may be developed in the County and the maximum number of units that may be approved on a single site are determined by the County's zoning regulations. Some zones allow housing units of various types, and other zones (industrial, for example) allow no residential land uses. Each zone that allows housing also has density requirements that determine the maximum number of housing units that can be developed on a single site.

The *Placer County Zoning Ordinance* allows the development of housing in 19 of its 28 primary zones. Table 3-37 lists the different types of residential land uses identified by the Zoning Ordinance, and shows the zones in which they are allowed, together with the type of land use permit required to gain authorization for residential development in each zone. Single-family dwellings (including mobile homes outside of mobile home parks) are allowed as uses-by-right (requiring no discretionary land use approval) in 12 zoning classifications. Multi-family residential development of 20 or fewer units is allowed by right in six zoning classifications, and with conditional use permit approval in five additional zones. Such developments that contain 21 or more units are allowed with conditional use permit approval in 11 zones. The areas where multi-family housing is allowed with conditional use permit approval also include three commercial zones. The minimum area for the subdivision of new parcels and the maximum residential density allowed in each zone is shown on Table 3-39.

The *Squaw Valley Land Use Ordinance* allows housing in six of its eight zoning classifications. Conditional use permit approval is required for all projects of 20 or more units, and Planned Unit Development (PUD) approval is required for all residential development in the Squaw Valley residential zones. Table 3-38 shows the Squaw Valley zoning classifications and their land use permit requirements for residential development.

TABLE 3-37

**ZONES ALLOWING HOUSING,
AND LAND USE PERMIT REQUIREMENTS
Placer County 1990**

Type of Residential Use**Zone Districts**

	Residential Zones										Commercial Zones						Agriculture Zones			
	R-J	R-2	R-3	TR-1	TR-2	TR-3	TR-4	AR	FR	R-P	C-1	C-2	SC	HS	RF	APT	AE	F	TPZ	U
Agricultural worker housing								A												
Apartments and dwelling groups											CUP	CUP	CUP			CUP				
Duplexes		A	A					CUP										CUP		A
Duplexes and apartments <=20 units		A	A		A	A	A							A						
Duplexes and apartments >=21 units		CUP	CUP		CUP	CUP	CUP							CUP						
Labor supply camps																		CUP		
Mobile home parks			CUP				CUP				CUP	CUP	CUP					CUP		
Mobile home to house agricultural workers								CUP										CUP		
Resident/community care homes														A						
Residential care homes, 6 or fewer clients	A	A	A	A	A	A	A	A					CUP					A		
Residential care homes, 7 or more clients				A	A	A	A	CUP										CUP		
Rooming and boarding houses		A	A			A	A													A
Rooming and boarding, 4 or less people	A	A	A	A	A	A	A													
Second residential unit	CUP	CUP	CUP					CUP		CUP					CUP			CUP		
Single-family dwellings	A	A	A	A	A	A	A	A	A	A					A		A	A		A
Timber management employee residence																			CUP	

Key to Permit Requirements

Allowed use, zoning compliance required	A
Conditional use permit required	CUP
Use not allowed	

Key to Zoning Category Codes

R-1	Single Family Residential
R-2	Medium Density Multiple Residential
R-3	High Density Multiple Residential
TR-1	Single Family Residential, Tahoe
TR-2	Low Density Multiple Residential, Tahoe
TR-3	Multiple Residential, Tahoe
TR-4	Motel District
AR	Agricultural Residential
FR	Forest Residential
R-P	Residential Professional

C-1	Neighborhood Commercial
C-2	General Commercial
SC	Neighborhood Shopping Center
HS	Highway Service
RF	Recreation and Forestry
APT	Airport
AE	Agricultural Exclusive
F	Farm
TPZ	Timberland Preserve
U	Unclassified

TABLE 3-38

**SQUAW VALLEY ZONES ALLOWING HOUSING,
AND LAND USE PERMIT REQUIREMENTS
Placer County 1990**

Type of Residential Use**Zone Districts**

	Residential		Commercial Zones			
	LDR	HDR	VC	EC	HC	AC
Condominiums	PUD					
Condominiums, including timeshare units		PUD				
Condominiums, including timeshare, not exceeding 30 bedrooms/acre				A		
Condominiums, timeshare			A			
Employee housing			A		A	
Living quarters for emergency ski personnel						A
Multi-family dwellings, apartments		PUD				
Multi-family dwellings, apartments not exceeding 25 bedrooms/acre				A		
Multi-family residential projects			A			
PUD/condominiums not exceeding 25 bedrooms/acre				A		
Rooming and boarding not to exceed 4 persons	PUD	PUD				
Single-family dwellings	PUD	PUD				
Any of the above in projects of more than 20 units per acre	CUP	CUP	CUP	CUP	CUP	CUP
All timeshare projects		CUP	CUP	CUP		

Key to Permit Requirements

Allowed use, zoning compliance required	A
Conditional use permit approval required	CUP
Planned Unit Development (PUD) approval required	PUD
Use not allowed	

Key to Zoning Category Codes

LDR	Low Density Residential
HDR	High Density Residential
VC	Village Commercial
EC	Entrance Commercial
HC	Heavy Commercial
AC	Alpine Commercial

Land Available for Residential Development

The amount of land that can accommodate additional housing units under the existing Placer County General Plan and Zoning Ordinance can be examined in different ways to determine its holding capacity—the maximum number of housing units that could be allowed. One measure of holding capacity can be used to estimate the maximum number of single family dwellings that can be constructed is the number of separate residential lots available. A more useful and accurate way of determining holding capacity is to evaluate residentially zoned land in terms of its specific zoning and the number of housing units that the residential density established by the zoning will allow. For comparison purposes, however, both approaches are discussed below.

According to the records of the Placer County Assessor, there are a total of 12,866 residentially-zoned vacant parcels in Placer County that may be subdivided further under existing zoning requirements. There are also 6,164 vacant residential lots that are already subdivided to their maximum density allowed by zoning. The *minimum* number of additional housing units that could be accommodated in the unincorporated areas under existing zoning is, therefore, 19,030 dwellings, at a density of one unit per parcel.

When the actual residential densities allowed by zoning are multiplied by the number of acres in each zoning classification, the potential holding capacity of the existing zoning in Placer County is even greater. Information on the acreage in each zoning classification was obtained by using a computerized geographic information system (GIS). A digitized map of all the zoning in the unincorporated areas was first created, after which the area of each zone was calculated, and multiplied by its allowable density to determine the number of possible housing units. Allowable density was determined by the Zoning Ordinance provisions applicable to the zone itself in some cases (for example, the R-1 zone can allow one primary dwelling for each 10,000 square foot lot), and in others by an "overlay zone" known as the "Combining Building Site" district, which is coded on the County's zoning maps with a "-B" suffix to the base zone. When the "-B" combining district is used, it establishes minimum lot area requirements for new subdivisions in the area to which it is applied that override the requirements of the base zone.

As shown by Table 3-40, the 19 zoning categories that allow the development of single- and multi-family housing units could theoretically accommodate a total of 233,795 units if all the land were developed with housing at the maximum allowed density. However, a more realistic calculation of holding capacity that assumes no significant residential development on commercially-zoned land and that all other land that could accommodate residential development would be developed to only 80 percent of its maximum capacity under zoning. Deducting the 54,035 housing units that could theoretically be accommodated in the C-1, C-2, SC, HS, and TR-4 zones, would reduce the total number of possible units to 179,760. Eighty percent of that number would be 143,808 housing units. Under that more realistic holding capacity, 101,308 housing units could be accommodated in the unincorporated areas of Placer County in addition to the 42,507 existing units, a 239 percent increase.

Because housing that is constructed as attached units (condominiums, duplexes, apartments, etc.) is normally more affordable to households of low and moderate income than detached single family units, it is also useful to compare the difference between holding capacity and those types of existing units. As shown on Table 3-40, the residential zoning categories that are primarily intended for multiple family housing units (R-2, R-3, TR-2, TR-3) could accommodate a theoretical total of 78,867 units. Using an 80 percent buildout factor, the multi-family zones could

accommodate 63,094 housing units. Given that the 1990 Census indicates that the unincorporated areas of Placer County had 2,931 attached housing units (see Table 3-4, Occupied Housing Units by Type), existing zoning could accommodate an additional 60,163 attached units.

Although not shown in tabular form, the residentially-zoned areas covered by the *Squaw Valley Land Use Ordinance* could accommodate 1,713 lots. The holding capacity in terms of housing units is difficult to determine because the Land Use Ordinance expresses allowable density in terms of "bedrooms per acre." A maximum of 10 bedrooms per acre is allowed in the Low Density Residential (LDR) zone, and 25 per acre in the High Density Residential Zone (HDR). Based on the actual land area of each zoning classification, the 160 acres of HDR zoning could accommodate 4,000 bedrooms, or 1,000 four-bedroom units; the 280 acres of LDR zoning could accommodate 2,800 bedrooms, or 700 four-bedroom units.

LOCATION OF SITES AND SERVICES

The vacant and underutilized parcels that are presently zoned to allow residential development and are most suitable for housing for low and moderate income households are those in or near existing urban areas, where the land is relatively level, smaller parcels are allowed and land costs are lower than in areas of larger parcels and/or steep terrain. Such parcels are found in various locations within the unincorporated areas of the County, particularly in the R-1, R-2, R-3 zones that are applied in and around urban areas. The location of residential zoning in the unincorporated areas is shown on Figures 7 and 8.

The same areas that are most suitable for the development of low and moderate income housing units are also those with the infrastructure most capable of accommodating additional units. County zoning practices result in the application of the "urban-scale" residential zones (R-1, R-2, R-3) primarily where adequate infrastructure exists or can be provided along with the new development.

PLACER COUNTY GENERAL PLAN



HOUSING ELEMENT

Figure 7
Zones Allowing Housing

LEGEND

RESID. PROFESSIONAL	FOREST RESIDENTIAL
R3 & TR3 & TR4	AG. RESIDENTIAL
R2 TR2	FARM
R1 & TR1	CITIES

SOURCE : Placer County Zoning Ordinance



0 2,500 5,000 10,000 20,000
Scale: 1" = 20,000'

Date: 2/3/92
Prepared by:
Crawford Multari & Starr

PLACER COUNTY GENERAL PLAN



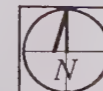
HOUSING ELEMENT

Figure 8
Primary Residential Zones

LEGEND

- R3
- R2
- R1
- CITIES

SOURCE : Placer County Zoning Ordinance



0 2,500 5,000 10,000 20,000
Scale: 1" = 20,000'

Date: 2/3/92

Prepared by:
Crawford Multari & Starr

TABLE 3-39

RESIDENTIAL DENSITIES ALLOWED BY EXISTING ZONING¹
Placer County

Zone	Map Code	Minimum Parcel Size²	Maximum Density (units per acre)
Single Family Residential	R-1	4,000 sq.ft to 40 ac.	0.025 to 11 ³
Medium Density Multiple Residential	R-2	4,000 sq.ft. to .8 ac.	14.5 ³
High Density Multiple Residential	R-3	2,500 sq.ft. to .8 ac.	21.8 ³
Single Family Residential, Tahoe	TR-1	6,500 sq.ft. to 40 ac.	0.025 to 6.7
Low Density Multiple Residential, Tahoe	TR-2	10,000 sq.ft. to 1 ac.	9.9 ³
Multiple Residential, Tahoe	TR-3	8,700 to 20,000 sq.ft.	14.5 ³
Motel District	TR-4	8,700 to 20,000 sq.ft.	14.5 ³
Agricultural Residential	AR	10,000 sq.ft. to 160 ac.	0.006 to 4.4 ³
Forest Residential	FR	10 to 640 ac.	0.001 to 0.1
Residential Professional	R-P	10,000 sq.ft. to 2.3 ac.	0.43 to 4.4 ³
Neighborhood Commercial	C-1	10,000 sq.ft.	21.8
General Commercial	C-2	5,000 to 6,000 sq.ft.	21.8
Neighborhood Shopping Center	SC	5,000 to 6,000 sq.ft.	21.8
Highway Service	HS	8,000 sq.ft.	21.8
Recreation and Forestry	RF	2.3 to 20 acres	0.05 to 0.43 ³
Airport	APT	40,000 sq.ft.	1.1
Agricultural Exclusive	AE	20 acres	0.05
Farm	F	20,000 sq.ft. - 160 ac.	0.006 to 2.2 ³
Unclassified	U	6,000 to 20,000 sq.ft.	2.2 to 7.3

Notes: ¹ Zones that allow no residential use or employee housing only are not listed.

² The minimum area required for new subdivision parcels is determined by the base zoning applied to a particular parcel, and any -B, Combining Building Site overlay zone.

³ Does not include the second residential units that are also allowed by this zone.

Source: *Placer County Zoning Ordinance*, May 1990.

TABLE 3-40

**ACREAGE IN ZONES ALLOWING HOUSING,
AND THEIR HOLDING CAPACITY¹**

Placer County
(unincorporated areas)

Zone	Map Code	Acres Zoned	Holding Capacity (housing units)
Single Family Residential	R-1	20,099	28,543
Medium Density Multiple Residential	R-2	330	7,194
High Density Multiple Residential	R-3	3,061	66,729
Single Family Residential, Tahoe	TR-1	11,163	26,602
Low Density Multiple Residential, Tahoe	TR-2	187	1,851
Multiple Residential, Tahoe	TR-3	213	3,093
Motel District	TR-4	446	6,467
Agricultural Residential	AR	45,271	18,505
Forest Residential	FR	62,791	4,224
Residential Professional	R-P	173	743
Neighborhood Commercial	C-1	454	9,897
General Commercial	C-2	827	18,029
Neighborhood Shopping Center	SC	479	10,442
Highway Service	HS	422	9,200
Recreation and Forestry	RF	3,061	687
Airport	APT	110	NA
Agricultural Exclusive	AE	325	16
Farm	F	200,230	21,313
Unclassified	U	118	260
Housing Unit Theoretical Holding Capacity			233,795
Existing Housing Units (1990 Census)			42,507
Additional Housing Units Theoretically Possible			191,288

Notes: ¹ Zones that allow no residential or only employee housing are not listed.

Source: *U.S. Census of Population and Housing, Summary Tape File 1, 1990.*
Placer County Zoning Ordinance, May 1990.

CONCLUSIONS

There is clearly abundant, properly-zoned land available for additional residential development in the unincorporated areas of Placer County to serve the needs of all household income levels. The following table compares the number of housing units needed by 1997 (as determined by the Sierra Planning Organization) with the number of housing units that could be accommodated by existing residential zoning, assuming an 80 percent buildout factor. Appendix B illustrates several specific sites that are zoned for residential uses at a variety of densities, which could accommodate the County's fair share through 1997.

TABLE 3-41

**COMPARISON OF HOUSING NEEDS AND HOLDING CAPACITY
Placer County**

Type of Unit	Existing Housing Units*	Additional Units Needed 1992-1997**	Additional Units Possible Under Existing Zoning
Single Family***	27,898	3,026	38,214
Multi-Family	2,931	2,152	63,094
Total	30,829	5,178	101,308

Notes: * Total number of housing units represents only those that were identified by the 1990 Census as being occupied year-round.

** Number of single family units needed combines SPO estimates of housing need for moderate and above moderate income households. Number of multi-family units needed combines SPO estimates of housing need for very low and other low income households.

*** For the purposes of this table, single family units include mobile homes and trailers.

Source: Sierra Planning Organization.
Placer County Zoning Ordinance, May 1990.
Crawford Multari & Starr.

3.10 GOVERNMENTAL CONSTRAINTS

The price of a home is based on five basic costs: land, materials, labor, the interest rate for borrowing money, and government actions. The cost of the first three items (land, materials, and labor) are determined by the market economy (although government actions can clearly affect land cost), while the fourth item, lending rate, is largely set by the federal government. These items are discussed in the section on non-governmental constraints. This section focuses on the last item, the existing practices local governments can most easily influence to reduce the cost of housing. Governmental constraints include local land use controls, on- and off-site development standards, building and housing codes, permit processing times, permit processing fees, residential development fees, and delays in permit processing that can cause increases in financing cost.

LOCAL LAND USE CONTROLS

The Placer County Zoning Ordinance is currently under revision and is expected to be completed soon. The residential zoning designations for both the draft and current versions of the document are shown in Tables 3-42 and 3-43. The following discussion and Table 3-42 are based on the September, 1991 administrative draft of the new ordinance, that has not yet been adopted.

The Administrative Draft Placer County Zoning Ordinance has four residential districts: Agricultural-Residential, Forest-Residential, Multi-Family Residential, and Single-Family Residential. The residential uses allowed in those districts (either uses-by-right or subject to discretionary land use permit approval) are: single-family dwellings, farm labor housing, mobile home parks, mobile homes, multi-family dwellings, residential care homes, secondary dwellings, senior housing projects, and temporary dwellings. Residential uses are also allowed (some with conditional use permits) in commercial zones; these uses are mobile home parks, multi-family units, residential care homes, and senior housing projects. Farm labor housing, mobile homes, residential care homes, secondary dwellings and single-family dwellings are permitted or permitted conditionally in the Agriculture-Exclusive and the Farm zone designations. Table 3-42 shows minimum lot area and average density allowed in each zone.

The Administrative Draft version of the Placer County Zoning Ordinance has fewer zoning classifications and is generally less restrictive than its predecessor. While the 1990 version has many multi-family designations, the 1991 version simplifies and consolidates them into one category and lowers the minimum residential lot area. The residential and professional zoning designation from the 1990 ordinance is replaced by the commercial planned development designation which allows a higher density of residential units.

Both versions of the zoning ordinance are notable in that they allow residential development in almost all zoning categories (industrial zoning is the exception). This allows flexibility and increases the amount of land available for housing. Conversely, the large minimum lot sizes and low density required in single-family residential areas consumes land available for housing and increases the cost of housing in such areas.

TABLE 3-42

**PROPOSED REGULATIONS FOR ZONES PERMITTING RESIDENCES
Placer County 1991**

Zoning Designations	Minimum Residential Lot Area	Average Maximum Residential Density (units per acre)
Single-Family Residential	10,000 square feet	4
Multi-Family Residential	6,000 square feet	7 single-family 22 multi-family
Agricultural-Residential	40,000 square feet	1
Forest-Residential	10 acres	.1
Commercial Planned Development	not specified	22
General Commercial	6,000 square feet—corner lots 5,000 square feet—interior lots	22
Highway Services	6,000 square feet	22
Motel District	10,000 square feet	4 single-family 15 multi-family
Neighborhood Commercial	10,000 square feet	14 Lake Tahoe area 22 all others
Resort	40,000 square feet	1
Agricultural Exclusive	20 acres	.05
Farm	200,000 square feet	.2

Source: *Administrative Draft Placer County Zoning Ordinance*, 1991.

TABLE 3-43
REGULATIONS FOR ZONES PERMITTING RESIDENCES
Placer County 1990

Zoning Designations	Minimum Residential Lot Area	Average Maximum Residential Density (units per acre)
Single-Family Residential	10,000 square feet	4
Medium Density Multiple Res.	6,500 square feet-duplex 10,000 square feet-apartments	7 duplex 15 apartments
High Density Multiple Res.	6,500 square feet-duplex 10,000 square feet-apartments	7 duplex 22 multi-family
Residential and Professional	10,000 square feet	4
Single Residence Tahoe	10,000 square feet	4
Low Density Multiple Res., Tahoe	10,000 square feet	10
Multiple Residence Tahoe	10,000 square feet	10
Motel District Tahoe	10,000 square feet	15
General Commercial	6,000 square feet-corner lots 5,000 square feet-interior lots	22
Highway Service	8,000 square feet	22
Neighborhood Shopping Center	10,000 square feet	22
Neighborhood Commercial	10,000 square feet	22
Unclassified	6,500 square feet-corner lots 6,000 square feet-interior lots 10,000 square feet-septic tank 20,000 square feet-septic & well	unspecified
Agricultural Exclusive	20 acres	.05
Agricultural-Residential	10,000 square feet	4
Farm	200,000 square feet	.2

Source: *Placer County Zoning Ordinance*, 1990.

ON- AND OFF-SITE DEVELOPMENT STANDARDS

The setback requirements for residential uses in residential zones, as specified in the Administrative Draft Placer County Zoning Ordinance, are listed in Table 3-44. These setbacks are similar to other communities throughout the state and are not a constraint to the development of affordable housing. Table 3-45 shows the setbacks from the 1990 version of the zoning ordinance.

The Administrative Draft of the Placer County Zoning Ordinance has consolidated the multi-family designations from the 1990 version into one category and has not called out a specific zone for Tahoe units. The setbacks are roughly equivalent in the two versions of the ordinance. The lot coverage requirement varied from 30 to 40 percent in the 1990 version, but are simplified to 35 percent in the administrative draft.

The setbacks and maximum coverage requirements in both versions are not unusually restrictive to the construction of housing. The side setbacks are lenient and allow a great deal of flexibility in building placement.

TABLE 3-44

**PROPOSED SET-BACK REQUIREMENTS IN RESIDENTIAL ZONES
Placer County 1991**

Zone Designation	Front Setback	Side Setback	Rear Setback	Maximum Coverage
Single-Family Residential	20 feet	15 feet total, 5 feet minimum	10 feet	35 percent
Multi-Family Residential	20 feet	15 feet total, 5 feet minimum	10 feet	35 percent
Forest-Residential	50 feet	25 feet, 30 feet on parcels 1 acre or larger	25 feet, 30 feet on parcels 1 acre or larger	10 percent
Agricultural-Residential	50 feet	20 feet, 30 feet on parcels 1 acre or larger	20 feet, 30 feet on parcels 1 acre or larger	10 percent

Source: *Administrative Draft Placer County Zoning Ordinance*, 1991.

TABLE 3-45

SET-BACK REQUIREMENTS IN RESIDENTIAL ZONES
Placer County 1990

Zone Designation	Front Setback	Side Setback	Rear Setback	Maximum Coverage
Single-Family Residential	20 feet	10 feet for corner lots 15 feet total, 5 feet minimum for interior lots	10 feet	35 percent
Medium Density Multiple Residential	20 feet	10 feet for corner lots 15 feet total, 5 feet minimum for interior lots	10 feet	40 percent (duplex), 30 percent (apartments)
High Density Multiple	20 feet	10 feet for corner lots 15 feet total, 5 feet minimum for interior lots	10 feet	40 percent (duplex), 30 percent (apartments)
Residential and Professional	20 feet	15 feet total, 5 feet minimum	10 feet	40 percent
Single Residence Tahoe	20 feet	10 feet for corner lots 15 feet total, 5 feet minimum for interior lots	10 feet	35 percent
Low Density Multiple Residential Tahoe	20 feet	10 feet for corner lots 15 feet total, 5 feet minimum for interior lots	10 feet	30 percent
Multiple Residence	20 feet	10 feet for corner lots 15 feet total, 5 feet minimum for interior lots	10 feet	30 percent
Forest Residential	50 feet	25 feet	25 feet	10 percent
Agricultural-Residential	25 feet	none	60 feet	10 percent

Source: *Placer County Zoning Ordinance*, 1990.

BUILDING AND HOUSING CODES

The Placer County Building Code is based on the Uniform Building Code (UBC) which determines the minimum residential construction requirements for all of California. There are no significant additions to the UBC required for residential construction in the lower elevations of the county. Slight modifications are required above a 5,000-foot elevation; special roof design requirements to accommodate snow loads, and avalanche protection are the two additional requirements established for specific areas in the higher elevations. These do not pose significant impediments to construction and are reasonable in areas prone to snowy conditions.

CODE ENFORCEMENT

Like most jurisdictions, the County responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the immediacy and severity of the problem is assessed. The more pressing the problem, the more urgent the County action. Usually, through a combination of letters and phone calls and/or site visits, voluntary compliance is elicited. In cases where the problems are severe and appeals to voluntary solutions to them are unsuccessful, the County will take to more aggressive actions. In rare cases, the units may be declared hazards and posted as such and/or legal compliance may be forced through action taken by the District Attorney or County Counsel's office.

The County's philosophy is to effectively mitigate serious health or safety problems, but to allow the property owner a reasonable amount of time and flexibility in compliance. Thus, the enforcement practices have not resulted in the reduction in affordable housing either 1) from landlords deciding to leave units vacant rather than paying for code compliance, or 2) by driving the rents up to less affordable levels to cover the costs of rehabilitations. A balance is sought between ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices.

Based on discussions with the affected departments, there is no indication that code enforcement practices have unduly penalized older dwellings or have inhibited rehabilitation.

PERMIT PROCESSING TIMES

Permit processing times in Placer County are very reasonable in comparison to other California communities. The County employs a Zoning Administrator to make decisions on most conditional use permits, variances, time extensions, and administrative reviews. This provides additional available time on Planning Commission agendas and minimizes the time spent on projects by the planning staff. The usual turn-around for a Zoning Administrator decision is five weeks after the receipt of a complete application.

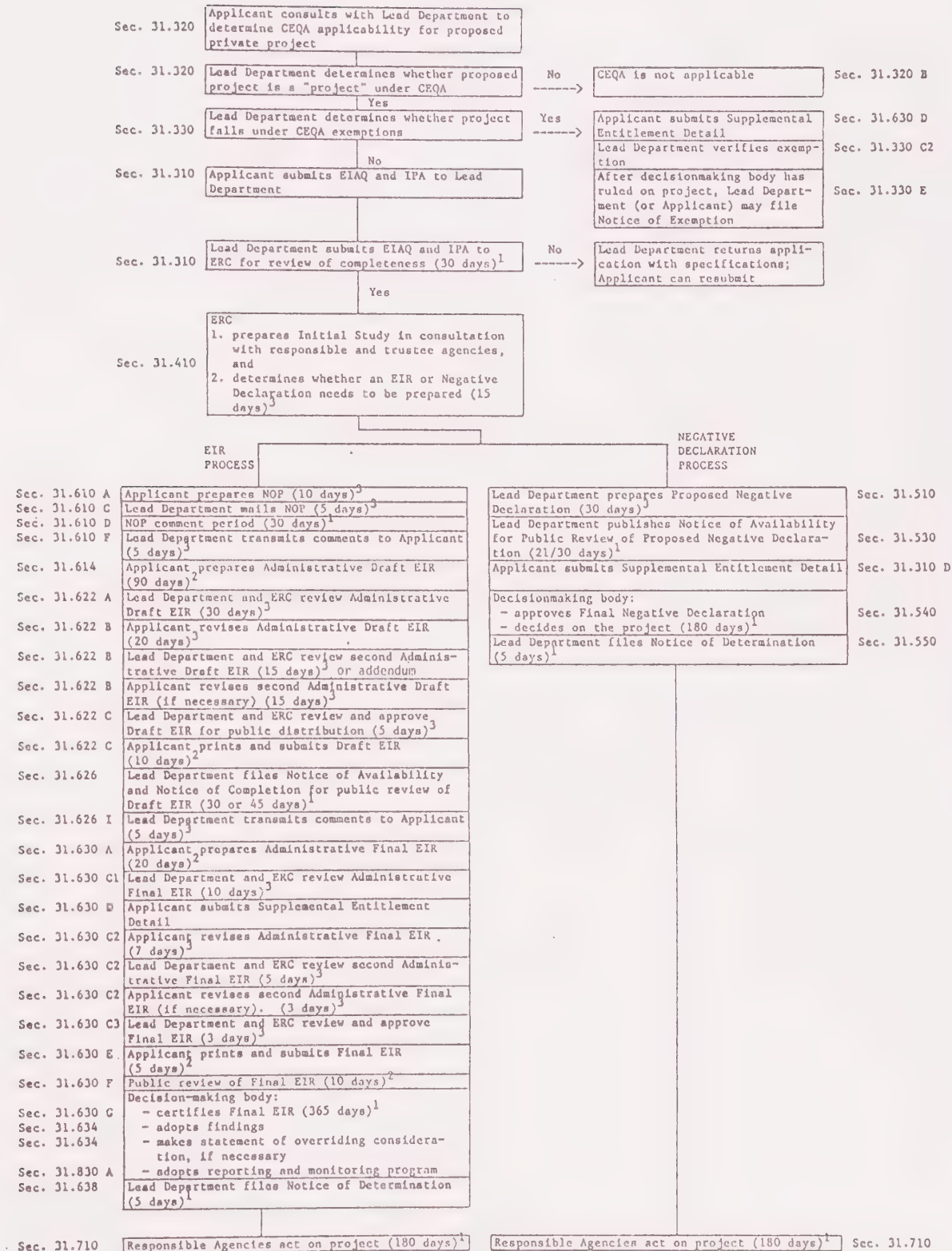
Residential development projects requiring environmental review and a discretionary planning approval that are on flat ground with available sewer, water, and electricity would take about eight months to process through the Placer County Planning Department; more complicated sites typically take more time.

The time line and review procedure for discretionary development approvals in Placer County are detailed in Figure 9. Longer processing times are mainly the result of site constraints (wetlands,

Figure 9

PROCESSING TIMELINES

Placer County 1992



1/Required by State Law and County Code

2/Required by County Code

3/Adopted by Board policy (Minute Order 90-10, 8/28/90)

vernal pools, steep slopes, paleontology or archaeology finds), inadequate submittal, and/or review and comment by numerous other agencies.

PERMIT PROCESSING AND RESIDENTIAL DEVELOPMENT FEES

Table 3-46 shows various processing fees for Placer County and compares them to similar fees in Roseville, Rocklin, Lincoln, and Sacramento County. The numbers are based on a 1,800 square foot house with a two car garage.

The residential development fees are not excessive and do not present an obstacle to the production of affordable housing. Placer County generally charges less fees than the adjoining cities and Sacramento County. In areas where sewer connection fees are more than \$2,000 (Auburn area, Folsom Lake, Lakeshore Estates, Sunset-Whitney, and Sabre City), the Placer County fees are about equivalent to those of Sacramento County.

TABLE 3-46

RESIDENTIAL FEE COMPARISON BY COUNTY AND CITY
Placer County 1991

Type of Fee	Fee Amount				Sacramento County
	Placer County	Roseville	Rocklin	Lincoln	
Building permit	\$652	\$752	\$1,336	\$789	\$393
Plan check	311	733	868	511	322
Sewer connection	1,500 to 3,500	2,600	3,410	3,132	1,104
Water connection	355	1,831	3,418	2,755	1,958
Water meter	0	0	125	121	0
Residential construction	0	432	0	0	0
Parks	1,080	1,268	900	453	700
Fire service construction tax	0*	655	0	0	0
Traffic mitigation	2,000	2,251	3,005	1,958	700
Refuse	0	57	0	85	0
Drainage	0	0	0	0	667
Building occupancy	0	0	0	0	0
Community services	0	0	0	2,230	0
Electric	0	1,500	0	0	0
School mitigation	2,844	2,844	2,844	2,844	2,844
TOTAL	\$6,972 to \$8,972	\$14,923	\$15,906	\$14,878	\$8,688

* In most cases

Source: City of Roseville General Plan Housing Element, 1991.
 Placer County Planning Department, 1991.

IMPEDIMENTS TO AFFORDABLE HOUSING PRODUCTION IN THE TAHOE AREA

As part of the report prepared by Connerly & Associates, *Is the TRPA Code Consistent with the Affordable Housing Goals in the Tahoe Regional Plan?*, the consultants reached several conclusions about constraints to affordable housing in the Tahoe area. The following paragraphs are excerpts from that document.

"Perhaps the greatest impediment to the production of affordable housing does not lie with any specific requirement of the TRPA Code, but is the sum total of the regulatory system under TRPA. The goal of affordable housing cannot be met without some trade-offs between the application of specific environmental protection measures and the accommodation of lower-income workers, without whom the economic vitality of the basin would suffer greatly. Unfortunately, the resources and techniques available to subsidize the added costs of affordable housing development in the basin are inadequate to be of use in more than a few projects.

Specific development standards are only part of the effect that the Regional Plan has on housing, and in some cases will not be the most important effect. Because of the rationing process required under the allocation and development rights system set up by TRPA, the total number of developable sites and the number of sites that can be developed in any one year are controlled. This artificial control on the supply of land has inevitably resulted in large increase in land costs. It has also resulted in inflated property values for existing properties.

Not only does the restriction of development in the basin increase development costs for new housing construction, but it also creates a disincentive for rental property owners to invest in maintaining their properties. Because affordable rental housing in such short supply, most rental owners can keep their units occupied with a minimum investment in property maintenance. Those rental owner who do wish to rehabilitate their dwelling units must still comply with TRPA standards that apply to existing as well as new dwelling units. The natural reaction to these market conditions is to delay housing rehabilitation. Given the harsh climate of the basin and the need for more frequent maintenance of dwelling units, even small disincentives to rehabilitation can lead to the rapid deterioration of housing units.

The TRPA Plan and its implementing regulations are not the only cause of affordable housing problems at Lake Tahoe. One must also recognize that because of the extreme attractiveness of the lake and the high maintenance costs of housing in the basin, it is likely that housing costs would be substantially higher than in many other parts of California and Nevada, even in the absence of the level of regulation imposed by the TRPA Plan.

In sum, TRPA's regulations have little direct affect on rehabilitation of basic structural components of existing housing units. They may, however, discourage significant additions or wholesale remodeling that involve significant changes to the building size or location. This is not considered a major impediment to rehabilitation of substandard buildings.

TRPA's regulations, however, do have a more significant secondary effect on rehabilitation in the Tahoe area; that is, because the regulations make new construction so difficult and the housing supply in that area is thus so restricted, there is little incentive for some rental property owners to invest money to upgrade housing units. Rents remain high even for units which may be in need of some repair. On the other hand, because the rents are high, property owners rarely allow the units to reach such states of disrepair that the units are not habitable. In order to address this concern, the County is working with TRPA and other Tahoe area jurisdictions to find ways to reduce unnecessary regulations. Nonetheless, the County's ability to directly affect the policies of this bi-state agency is limited.

3.11 NON-GOVERNMENTAL CONSTRAINTS

This section examines constraints to producing affordable housing that result from the forces of the housing market and other private sector causes, instead of governmental regulation. Primarily, this analysis examines the economic factors that determine the price of housing in the county.

When deciding whether to build housing, developers must consider a variety of costs and weigh those costs against the selling price of their product. Such costs include the price of land, subdivision and other on- and off-site improvements, engineering and other technical assistance costs, construction costs, development permit and impact fees, financing charges, sales and marketing, taxes, and of course an allowance for profit. Each of these factors as they pertain to Placer County is described below.

LAND COSTS

Land costs vary substantially across the county based on a number of factors. The main determinants of land value are location and zoning (which determines how the land may be used), though the size of a parcel will also affect price. Land that is conveniently located in a desirable area that is zoned for residential uses will likely be more valuable, and thus more expensive, than a remote piece of land that is zoned for agricultural uses.

Land costs in central and northeastern Placer County average about \$30,000 per unit constructed. This average applies to rural residential type of development, typically on parcels of at least an acre in size. In the incorporated cities, land costs per unit are typically less because of smaller lot sizes. For example, a recent 100 unit subdivision was constructed in Roseville that created 6,000 square foot residential lots. The land cost of this development averaged about \$12,000 per lot (Dennis Meyer, engineer with Andregg, Inc., personal communication).

SITE IMPROVEMENT COSTS

Site improvement costs include the cost of constructing site access (driveways), clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major subdivision improvements such as building roads, installing sewer, water and other utilities. As with land costs, several variables affect the amount of such costs including site topography and proximity to established roads, sewers and water lines. Engineering and other technical assistance costs are usually included with site improvement as these services are required to ensure the development is constructed according to established codes and standards.

CONSTRUCTION COSTS

Construction costs are those incurred in actually building a housing unit. As with other land development costs, construction costs vary. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and the difficulty of building on the site. In areas with seismic hazards, for example, requirements for specially engineered foundations may significantly raise construction costs. Multi-family residences such as apartments can generally be constructed for slightly less than single-family homes. Residential construction costs currently range from \$35 to \$65 per square foot in Placer County.

Development Fees

Development permit and impact fees are charged by local governments to offset the cost of processing development applications and recover the cost of new public infrastructure needed by the development. Development fees are discussed in the section on Governmental Constraints, page 98.

Finance Charges

Because of the size of most large housing developments, developers generally must borrow money to cover the costs outlined above. As with all loans, interest must be paid to the lender. Interest rates for construction loans, as well as mortgage rates, tend to be tied to the prime rate (the prime rate is the interest rate at which banks loan money to their best corporate clients). As a rule of thumb, construction loans are generally two percentage points above the prime rate. The prime rate is subject to daily changes, but currently is 7.5 percent. The total finance charges incurred can be influenced by local governments through time delays in development permit processing (see page 97).

Sales and Marketing

Once a residential construction project is complete, realtors are generally retained to sell the units. The costs of selling housing include advertising, title insurance, escrow fees, and commissions on sales. Such costs generally average about 6 percent of the sales price. Thus the median priced home in Placer County (\$169,000) would pay about \$10,140 in such fees upon sale.

Taxes

Proposition 13 established a statewide property tax rate of one percent of assessed valuation per year. Other charges for school or other assessment districts may also be added to this base amount depending upon where in the county a piece of property is located. For the median priced home in the county (\$169,000), the annual tax bill would be \$1,690.

Profit

As in all businesses, developers of housing require a certain return on their investment to entice them to build. Prior to lending, banks generally require that a developer be able to show a 15 percent profit margin after paying off all costs associated with the development. Obviously, this percentage will vary depending upon the relative strength of the housing market. In a relatively stable market, the \$169,000 median price of a home in Placer County would include about \$25,000 of profit for the developer.

AVAILABILITY OF FINANCING

One potential constraint to the production and rehabilitation of affordable housing is the availability of financing. Although illegal, some groups may have difficulty obtaining loans despite being otherwise qualified because of their race, gender or ethnicity. Also, adequate financing may not be made available to certain locations. This does not appear to be a significant problem, however, in Placer County.

Financing appears to be available for the construction and improvement of housing in all areas of the County. Legal Services of Northern California (Vic Pappalardo), Fair Housing Commission (Bruce Roberson), and the Community Services Department (Don Ferretti) as well as the Heart Federal Saving and Loan Association were contacted on this subject. All stated that they did not know of or believe that discrimination against certain groups in lending practices was occurring in Placer County.

The Sacramento Bee published an article by Larry Hicks on redlining practices in Sacramento. The newspaper had purchased a copy of the FDIC database of the information required by the Home Mortgage Disclosure Act. The database includes information for El Dorado, Placer, Yolo and Sacramento counties. Although the newspaper was not willing to give or sell a copy of the database, they did provide some information about banks in the Placer area. One institution, for example, denied 4 of 18 loans to Asian applicants, which is slightly higher than the statewide average for loan rejections. On the other hand, this same institution approved all six loan applications from Latino clients, which is obviously above the statewide average. There did not appear to be any pattern indicating that discrimination of this nature was a significant problem. It also appears that in most cases, the low number of total loans made and/or rejected by specific lending institutions in Placer County are so low that it would be difficult to analyze the data with any assurance of statistical significance.

Neither Legal Services of Northern California nor the Fair Housing Commission have received complaints or phone inquiries for assistance on loan discrimination or "redlining" practices in Placer County.

The Community Reinvestment Act requires banks and other financial institutions to reinvest a portion of their funds in the local community. In Placer County, the local finance institutions have organized the Auburn Area Fair Lenders Action Group. The group is a consortium of local lenders working with the county and other public agencies to identify local housing needs and to put together the financing to meet those needs. Most of the local banks and banks with local branches are members of the group.

3.12 SUMMARY FINDINGS

- There are 77,879 housing units in Placer County; 42,507 are in the unincorporated areas and 35,372 are in the incorporated cities.
- Over 27 percent of the 1990 housing stock in the unincorporated areas of Placer County is vacant most of the year, and many of these units are seasonal or second homes in the Tahoe area.
- Approximately 1,000 new units were built in the unincorporated portion of the County between 1980 and 1990.
- Over two-thirds of the housing units in the county are single family detached homes and a majority of people (75 percent) own their own homes.
- On average, households in the unincorporated areas are larger than those in the cities.
- Very few of the housing units in the county are overcrowded. However, there are more overcrowded rental units in the unincorporated areas where 10 percent of the rental households are considered overcrowded. The most concentrated overcrowding problems are in Kings Beach.
- The largest number of dwelling units in need of repair are in Kings Beach. Yankee Jims, Dutch Flat, Michigan Bluff, Sheridan, Tahoe City, and Tahoe Vista also have a substantial number of units in need of repair.
- Most housing units in the county are fairly new; about two-thirds of the units in the unincorporated area have been built since 1970.
- Based on Census information, the median value of owner occupied housing in Placer County in 1990 was \$169,000.
- Median rent in the county was \$496 per month for all types of housing.
- Almost 6,000 low and very low income households spend more than 30 percent of their income on housing.
- Twenty-one apartment complexes in the county have low-cost rental units. Only two of the apartment buildings (114 units) are in the unincorporated area of the county.
- In the unincorporated areas of the county, 91 percent of the elderly householders own their homes.
- Housing programs for large, affordable units should be targeted to areas with a high percentage of children and a low number of large units—Foresthill and Kings Beach.
- Representatives from the California Department of Rehabilitation, California Veterans Administration, Association for Retarded Citizens, and Sierra College (the counselor for

handicapped students) all note the shortage of housing available and suitable to handicapped or disabled persons with limited incomes.

- Relatively few field laborers are needed for agricultural production in the Placer County area. Housing for migrant farmworkers is, therefore, not a significant concern in this area.
- The Roseville National Guard Armory provided shelter for about 600 homeless people last year.
- Housing costs within the Lake Tahoe region are among the most expensive in the state.
- To accommodate the expected population growth from 1990 to 1997, a total of 5,178 units will need to be build in Placer County. About two thousand of those units should be affordable to very low and low income households. Without substantial intervention in the housing market, allocations for low and very low income housing will be difficult to achieve. It appears, however, that the market will provide some affordable low income rental housing.
- From 1984 through 1988, Placer County (including the incorporated cities) exceeded the goal for new housing construction. However, low income housing production did not meet its goals.
- No low income projects at risk of conversion to market rate units were identified in the unincorporated areas of Placer County.
- The Placer County Zoning Ordinance (both the existing and proposed versions) allow residential development in almost all zones. This increases the amount of land available for housing. Conversely, the large minimum lot sizes and low density required in many single-family residential areas consumes land available for housing and increases the cost of housing in such areas.
- The residential holding capacity of existing zoning can accommodate a 239 percent increase in the number of housing units in the unincorporated areas of the county.
- Permit processing times and fees in Placer County are very reasonable compared to other California cities and counties.
- In Placer County there have been no significant constraints to housing production not common to other areas of California. In fact, land costs are much lower than most nearby cities. This finding is borne out by housing construction rates during the 1980s.

CHAPTER 4

GENERAL PLAN CONSISTENCY

The Housing Element is one of seven mandatory elements of the Placer County General Plan. For the General Plan to provide effective guidance relating to land use issues in the County, the goals, policies and programs of each element must be consistent. The Housing Element contains goals, policies and specific programs to achieve the overall goal of providing an adequate housing supply for county citizens of all income levels. The Land Use Element anticipates the future demand for housing and establishes goals, policies and programs that ensure an adequate supply of land designated for residential use. Further, each Community Plan contains a residential component that identifies areas suitable for additional housing, based on the availability of public services, environmental constraints and neighborhood character, among other factors. By this measure, the Housing Element is consistent with the adopted General Plan.

The update of the Housing Element has proceeded concurrently with, but on a faster timeline than, a comprehensive update of the Placer County General Plan. It is intended that the update of the various general plan elements will occur with internal consistency among the various elements, including the Housing Element. When the other elements are completed, the Housing Element will be amended to establish consistency and appropriate linkages to ensure internal consistency.

CHAPTER 5

PUBLIC PARTICIPATION

Work on this housing element update has proceeded in conjunction with an overall General Plan revision. As part of the effort to solicit public input into the planning process, two newsletters have been published about the General Plan update and a series of "Townhall Meetings" has been held in various communities in the County. The newsletters described the planning process and outlined work to date. At the Townhall Meetings, citizens were afforded a chance to express their concerns and ideas about issues facing Placer County. Issues discussed included growth, housing costs, and the availability of services.

Two public meetings to discuss issues and policy options related specifically to housing issues were held before joint sessions of the Planning Commission and Board of Supervisors in March, 1992. In April, the Board of Supervisors reviewed the draft of the element to be submitted to HCD at a public meeting. Additional public hearings are scheduled before the Planning Commission and the Board during May and June.

In addition to the public participation during the formulation of the Housing Element, further opportunities for public input into County housing programs will follow the adoption of the Housing Element. The various implementing measures recommended in the Housing Element that involve new or amended ordinances or resolutions will also be adopted after public hearings.

The Townhall Meetings were held throughout the County and were noticed through newspaper advertising, posting at public places such as community centers and libraries, and press releases to the electronic and print media. In addition the meetings were preceded by the distribution of a newsletter announcing the schedule and purpose of the meetings. These were distributed to several hundred individuals, public agencies and organizations throughout Placer County. They were explicitly mailed to all the incorporated cities and to several nonprofits and community organizations. The townhall meetings were well attended; participants were given opportunities to provide input at the meetings or by mailing written comments.

A second newsletter was distributed throughout the county prior to the Board of Supervisors meeting on the draft Housing Element. This newsletter discussed the housing element update, announced the upcoming public meeting and invited interested persons to attend and/or submit written comments. Again, the newsletter was distributed to several hundred individuals, public agencies, nonprofits and community organizations.

It is clear that parties interested in housing policy learned of the element update and opportunities to participate because some of them explicitly asked for copies of the draft element and accompanying staff report(s).

Overall, the County has made an unusually diligent effort of letting all citizens in Placer County, including those with particular interest in housing issues, know about the housing element update and has provided many opportunities for their participation in the update process.

APPENDIX A

PARTIAL INVENTORY OF ADEQUATE SITES FOR NEW HOUSING

The information in this appendix supplements the evaluation in Section 3.9 of whether adequate sites exist in the unincorporated areas of Placer County to accommodate the housing needed for all income groups. Table A-1 is a list of unincorporated area sites that are suitable for very low, low and moderate income housing. The maps following Table A-1 show the sites described in that table. Due to past planning in these areas, adequate infrastructure is currently in place to serve such development or appropriate financing to construct infrastructure is in place or being developed.

The listing should not be construed as a representation by the County that any given residential project will be approved on the site. The potential number of units listed may be modified based on a specific project design, and any rezonings or density bonuses granted by the County.

This is, of course, only a partial listing of available land. As noted in Tables 3-40 and 3-41, the land currently zoned for residential uses in the unincorporated county area could accommodate over 100,000 additional units. Of this total, the area zoned for multiple family housing includes 330 acres of medium density multiple family residential with a capacity of over 7,000 units; 3,061 acres of high density multiple residential with a capacity of over 66,000 units; and 213 acres of multiple residential in the Tahoe area with a capacity of over 3,000 units. Clearly, the County has zoned more than sufficient land at appropriate multi-family densities to accommodate a sufficient number of moderate and lower income units.

In order to document that affordable housing can be provided at the densities indicated in Table A-1, a survey of existing projects has been conducted. Table A-2 identifies 6 projects in the Auburn area, and notes the density, rental cost (as of January, 1991), and income categories that they serve. This information clearly shows that projects have been constructed in Placer County (within the density ranges identified in Table A-1) that can serve all income levels.

TABLE A-1

**PARTIAL LISTING OF LAND SUITABLE
FOR RESIDENTIAL DEVELOPMENT
Placer County
(unincorporated areas)**

Area	Map No.	Site No.	Existing Site Development	Acres	Potential Units	Income Category	Zoning	Maximum Allowed Density (units/acre)
Auburn	A	1	SFD	2	13	Low	LUI 6.5	8.1
Auburn	A	2	SFD	12	60	Moderate	DL-15	18.75
Auburn	B	3	V	14.6	117	Very Low	MP	N/A
Auburn	B	4	V	4	42	Very Low	C-2,R-1	18.75
Auburn	B	5	SFD	8+	120	Very Low	C-2	18.75
Auburn	B	6	SFD	5+	40	Very Low	DL-8	10
Auburn	C	7	SFD/Com.	5.5	55	Very Low	C-2	18.75
Auburn	C	8	V	40	160	Moderate	R-1	5
Auburn	C	9	V	20	188	Low	R-2	18.75
Auburn	C	10	V	14.7	280	Low	R-2	18.75
Auburn	C	11	V	17.7	182	Low	R-2	18.75
Auburn	D	12	Ind.	10-20	100	Very Low	F	N/A
Auburn	D	13	V	4	56	Very Low	R-2	18.75
Auburn	D	14	SFD	10	75	Very Low	R-2	18.75
Auburn	D	15	V	38	228	Moderate	ARB-100	N/A
Penryn	E	16	V	10	120	Low	R-3	12
Granite Bay	F	17	V	11	55	Moderate	R-3	6.25
Granite Bay	F	18	V	4	24	Very Low	R-3	10
Granite Bay	G	19	V	30	100	Moderate	R-1	4
Dry Creek	H	20	V	9.3	74	Moderate	R-3	10
Dry Creek	I	21	V	16	224	Very Low	F-DR	17.5
Dry Creek	J	22	Com.	9	135	Very Low	C-1	18.75
Foresthill	K	23	SFD	21+	126	Moderate	R-3	7.5
Sheridan	M	24	SFD	31	180	Moderate	R-1	6
Sheridan	N	26	MFD	31.5	252	Very Low	R-3	12.5
Sheridan	N	27	SFD	76.6	200/106	Low/Moderate	R-1	5
Sheridan	N	28	V	10.8	58	Moderate	R-1	6

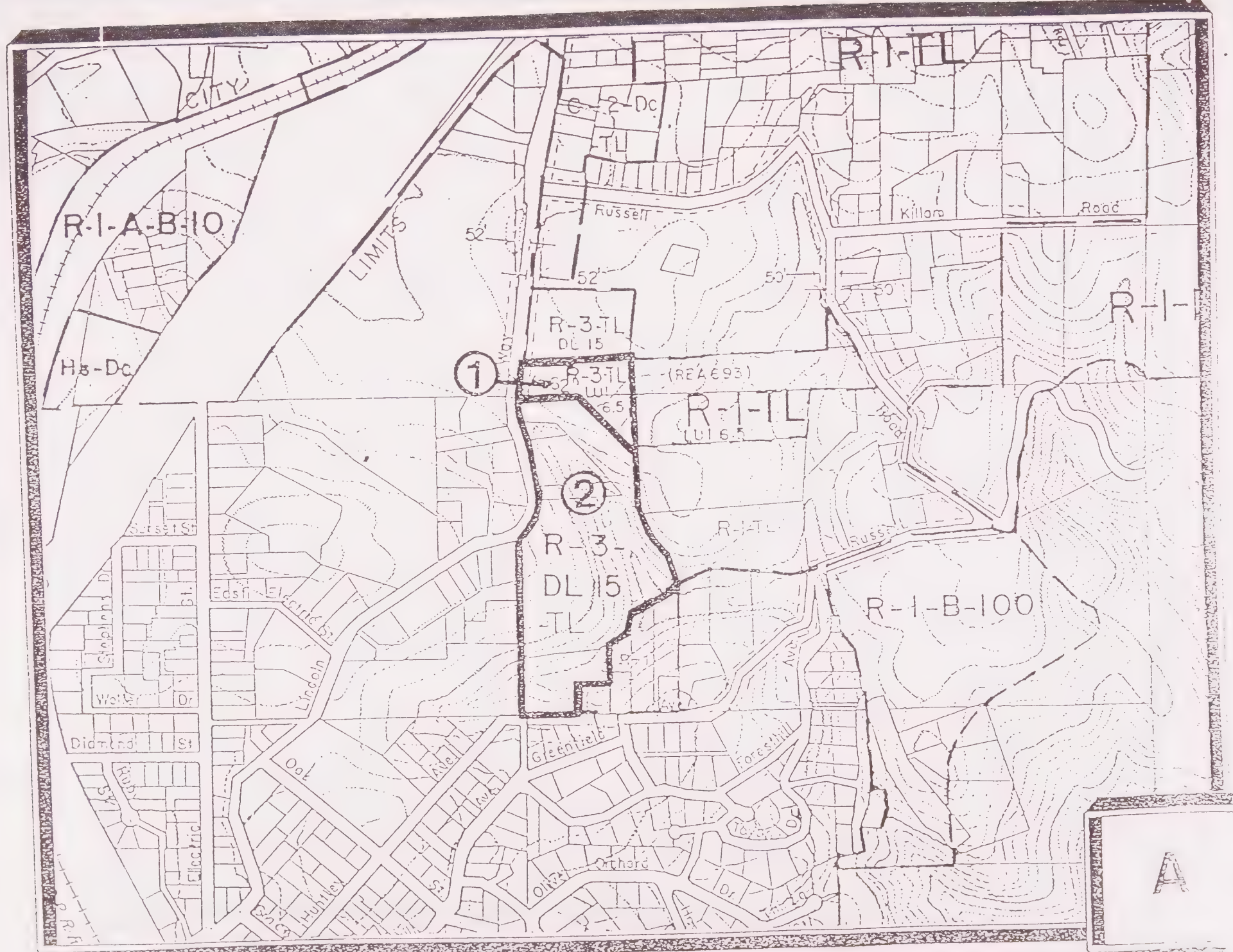
Notes:

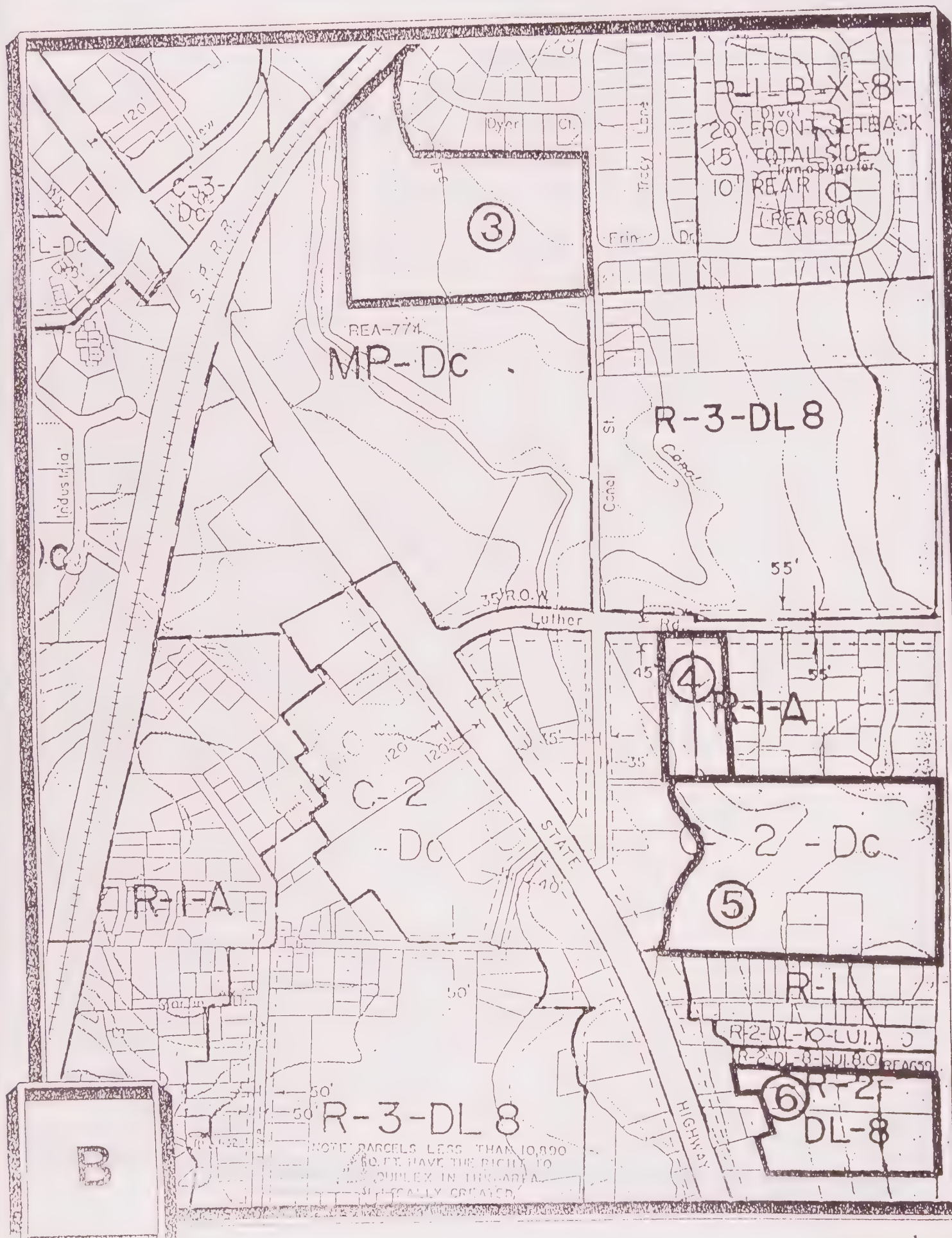
SFD = Single Family Dwelling

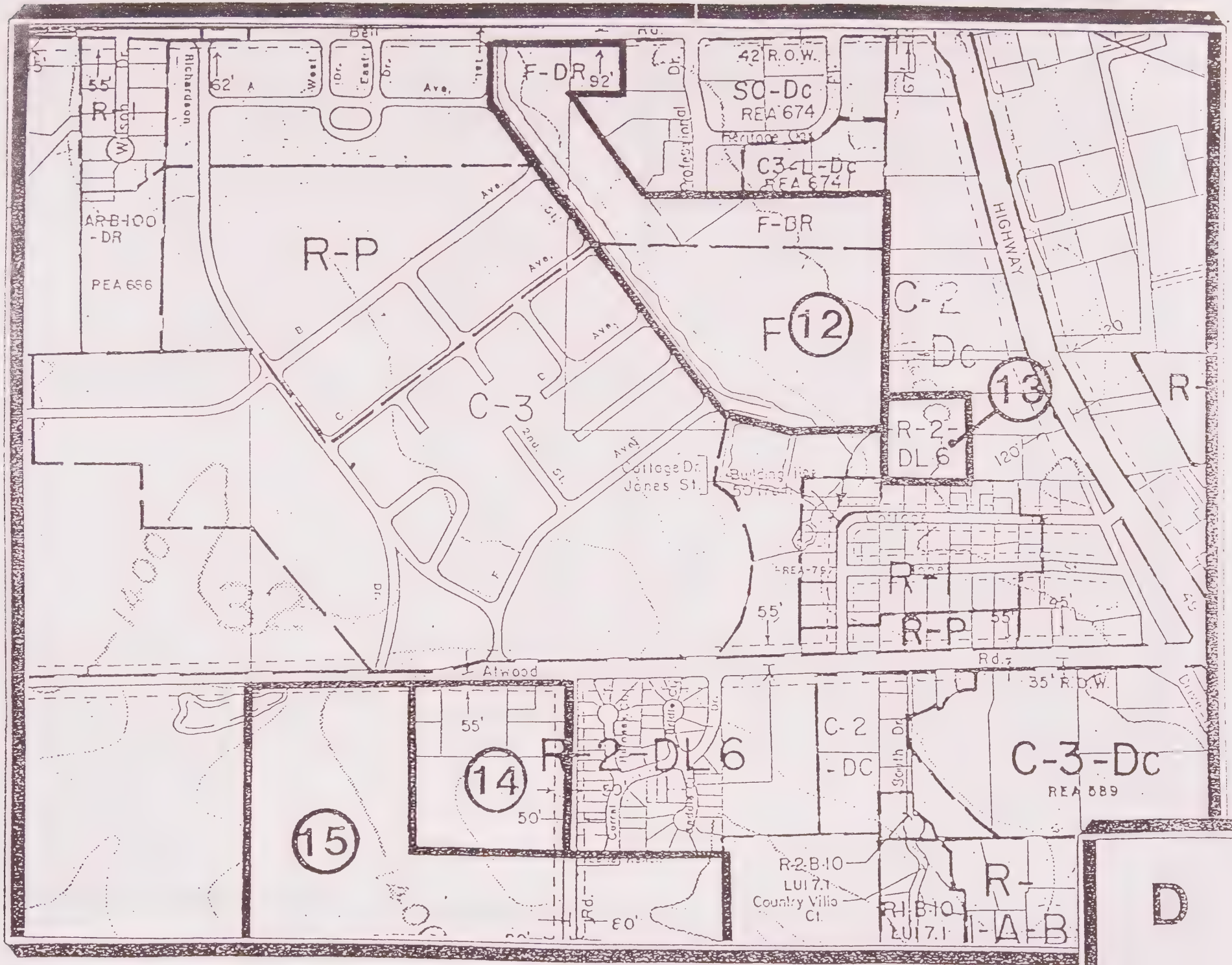
MFD = Multi-Family Dwelling

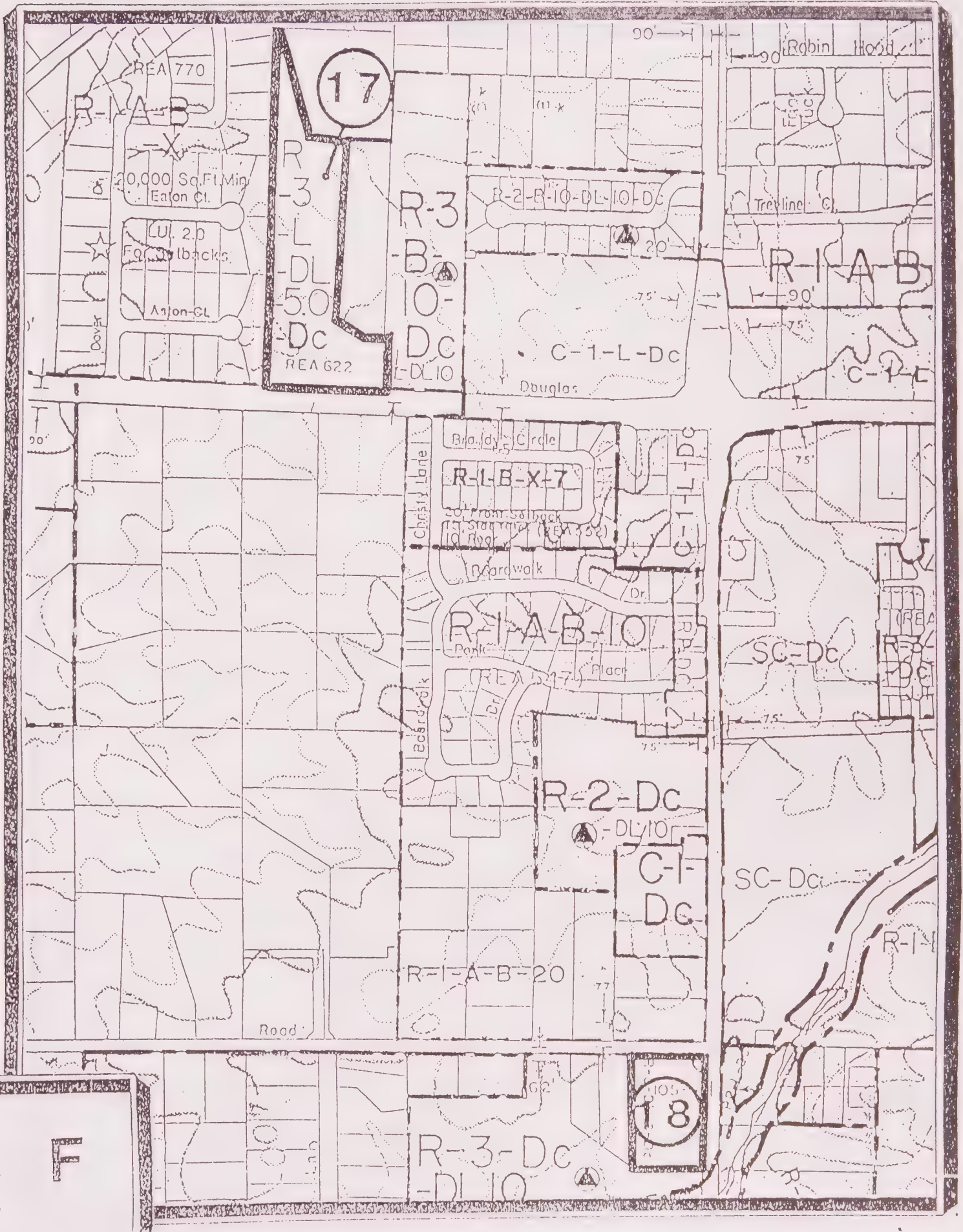
V = Vacant

Source: *Placer County Housing Element, 1991.*







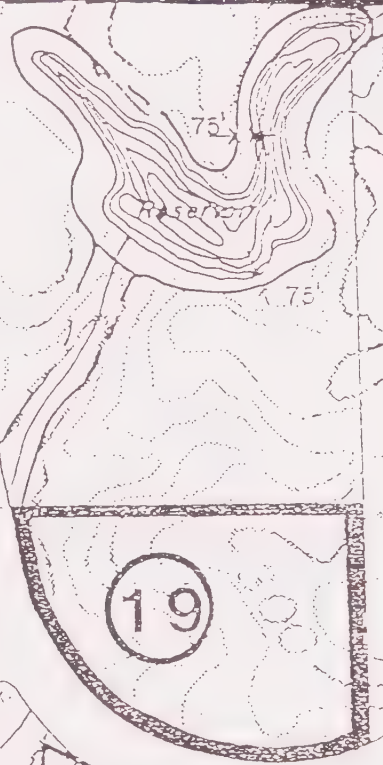


R-1-B-40
LUL 1.1

R-1-A-B-40

R-1-A-B-40

Map section showing streets and zoning. Streets include: Garden Ct, Dunbar, Wellington, Dickens, Roseville Dr, Weymouth, Dorrington, Crombie, Dorchester, Greenwood, Breckinridge, and others. Zoning labels include: R-1-A-B-X-TL, 20 AC MIN, JUL 27, REA 747, and SC-DC (REA 747).



R-1-A-B-X-TL
20 AC MIN
JUL 27
REA 747

SC-DC
(REA 747)

G

3-20-DR

L. 2.0

R-I-A-B-20

LUI. 2.0

R-I-A-B-10

SC-DC

C-I-L-DC

20

R-3

DC

Sewage
Disposal

Grice Ct.

Blvd

Billy

Mitchell

Drive

Billy

Mitchell

Drive

Vandenberg

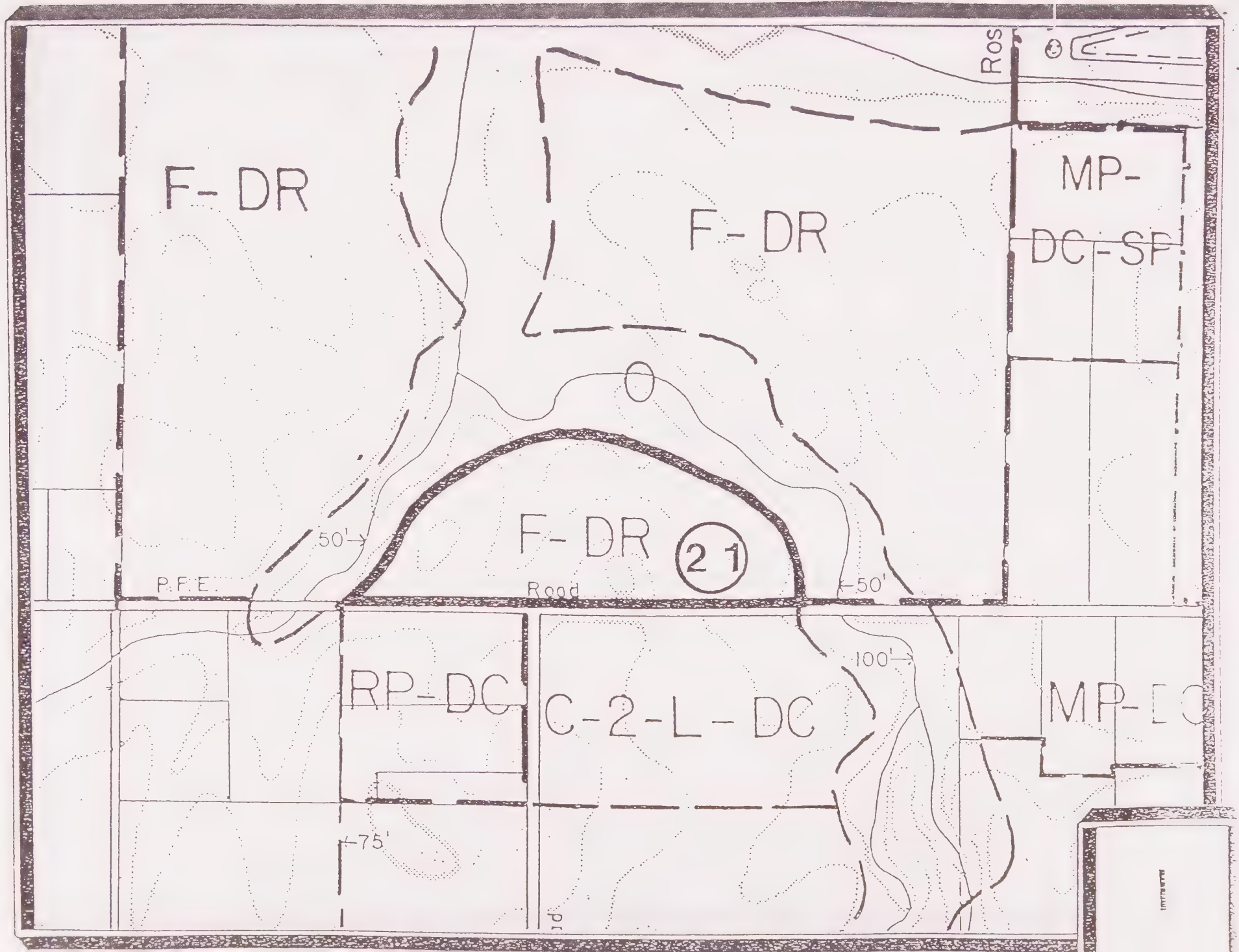
Co En

Kelly

Drive

H

- 91 -



Base Line Road (Main St.)

C-I-L-DC

22

(RE A-804)

R-I-A-B-20

Drive

East

50'

Limits



95

Camp + Far West Road

80'
80'

F-B-X

20 Acre Min. Bl.
50' Front Setb
25' Side & Re
200' Min. Lot Wi

R-I-B-X

(25)

6000 SQ. FT. MIN.
25' Front Setback
15' Side 5 Min. Side
10' Rear
55' Min. Lot Width

(AREA 727)

R-I-A-B-20

C-2-Dc

U

U-B-X
5 AC. MIN.

C-2-Dc

90

M

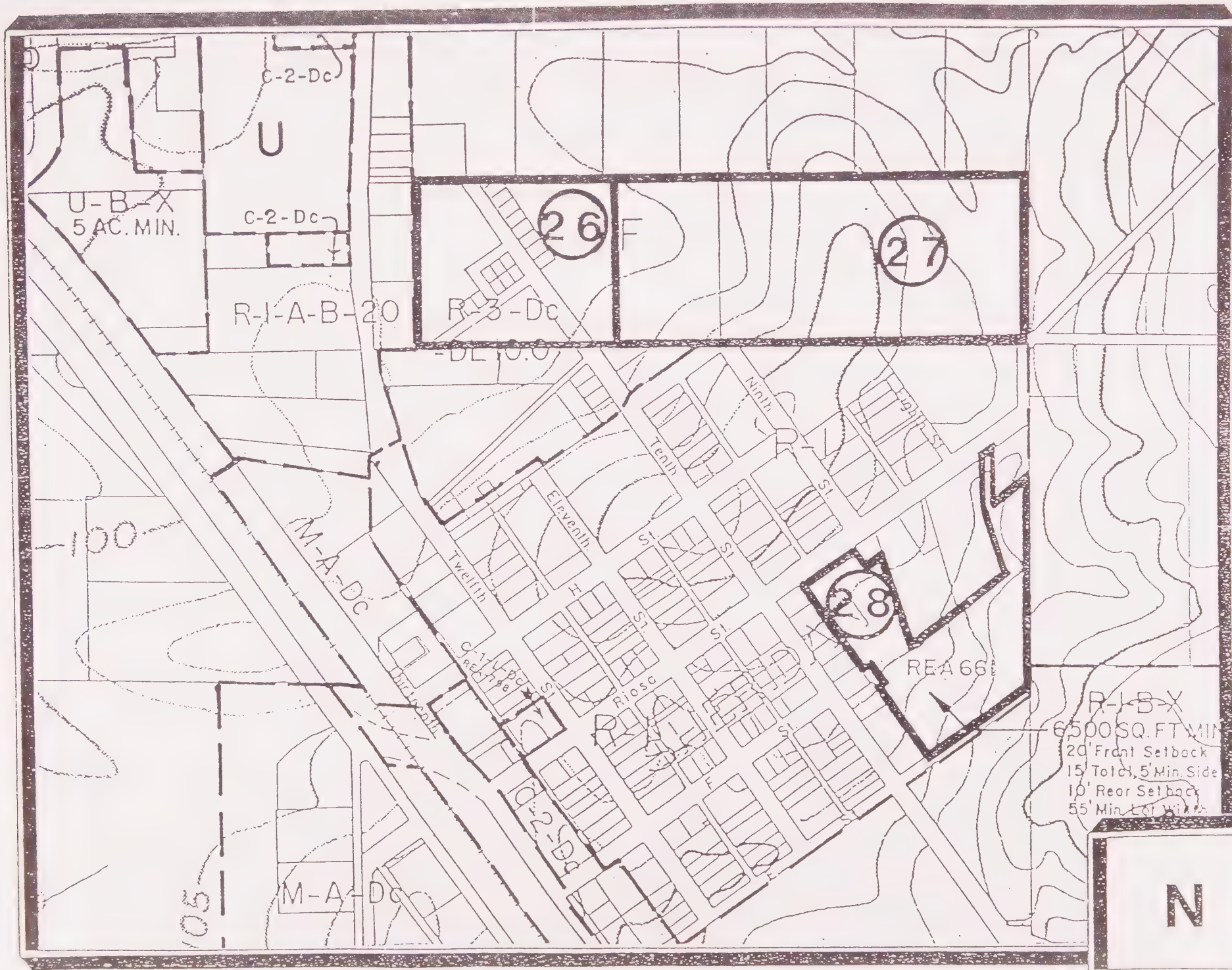


TABLE A-2
SELECTED MULTI-FAMILY PROJECTS
Placer County

Project	Density (D.U./Ac.)	Monthly Rent	Income Category Served
Auburn Greens	10	(2 bdrm.) \$475-\$525	Very low, Low, Moderate
Parkview Apartments	6.9	(2 bdrm.) \$545	Low
Snowcap Apartments	10	(1 bdrm.) \$271-\$571 (2 bdrm.) \$326-\$653	Very low, Low, Moderate
Evergreen Apartments	9.7	(3 bdrm.) \$725 (2 bdrm.) \$595	Low, Moderate
Auburn Ridge Terrace	12.7	(2 bdrm.) \$675	Moderate
Miner's Station Apartments	10	(1 bdrm.) \$555 (2 bdrm.) \$610	Low, Moderate

Source: *Placer County Housing Element*, 1991

APPENDIX B

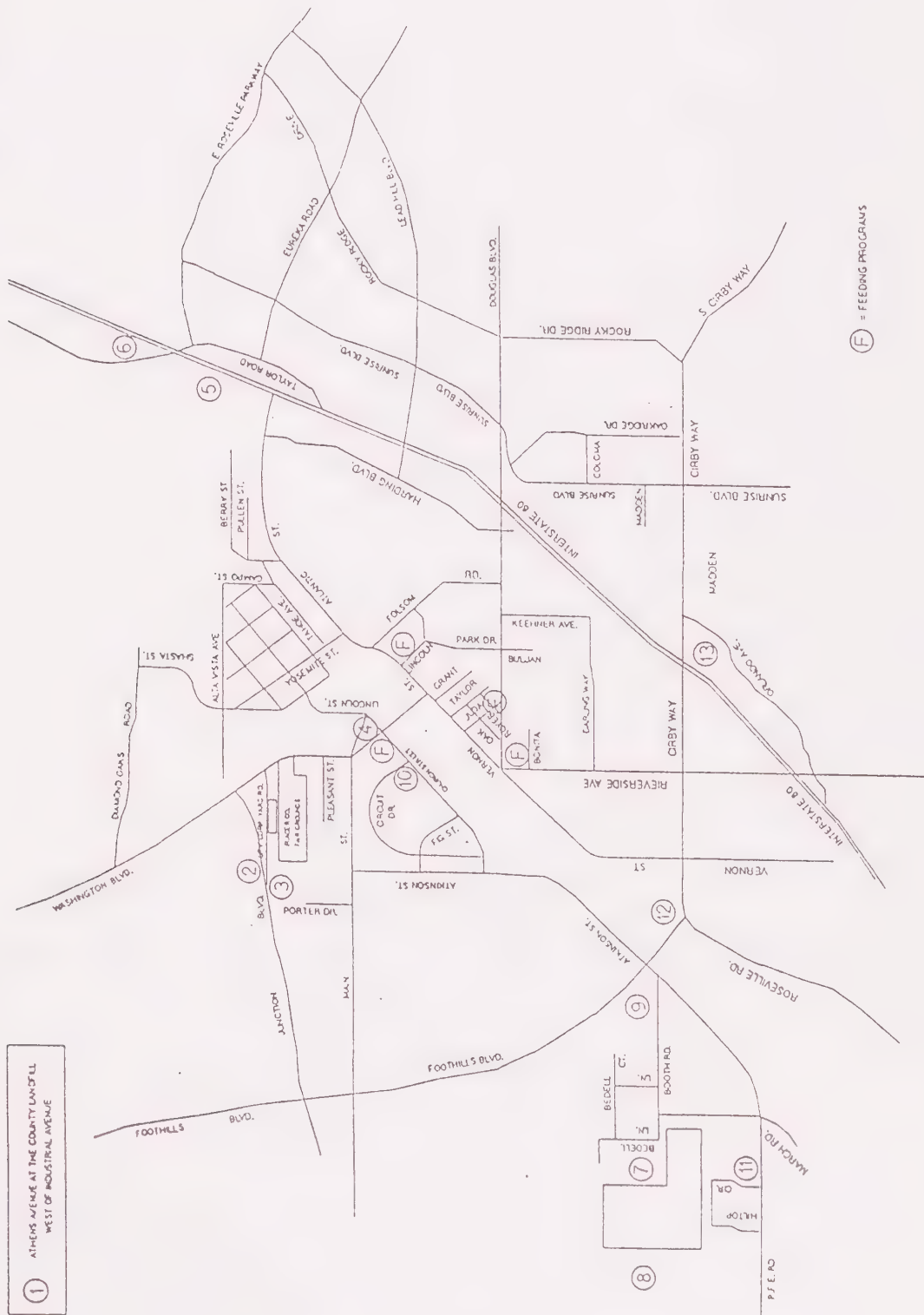
POTENTIAL HOMELESS SHELTER AND SERVICE SITES

As noted in Section 3.4, the Draft Regional Homeless Program prepared by the City of Roseville evaluated 13 potential sites around Roseville for homeless shelters, transitional housing, and feeding programs. The site evaluation considered their location, accessibility to public transit and other services, environmental constraints, and other factors. The sites being evaluated are listed below, and shown on Figure 9.

1. Athens Avenue at the County landfill west of Industrial Avenue.
2. Junction Way next to the City corporation yard at the Placer County Fairgrounds.
3. Vacant land behind the City corporation yard at the Placer County Fairgrounds.
4. Vacant Junction City Market building at Church and Main Streets in Old Town.
5. Berry Street east of the proposed Harding Boulevard overpass.
6. Stonehouse Court off Taylor Road behind the Placer County Welfare Department.
7. Booth Road north of the City wastewater treatment plant.
8. Booth Road behind the City wastewater treatment plant.
9. Booth Road at Atkinson Street.
10. Vacant SP lots along Church Street between North Grant Street and Circuit Drive.
11. Southeast corner of Hilltop Industrial Park along PFE Road.
12. Cirby Way behind MTA Industrial Park.
13. Vacant auto dealership lots along Orlando Avenue.

Figure 10

POTENTIAL HOMELESS SHELTER AND FEEDING PROGRAM SITES



APPENDIX C

PERSONS CONSULTED

Ambuehl, Gary. Director, California Department of Rehabilitation, Auburn, CA.

Avey, Michelle. Salvation Army Social Services, Auburn, CA.

Bailey, Toby. Administrative Secretary, County of Placer Community Services Department, Auburn, CA.

Blake, Doris. St. Vincent de Paul Society, Roseville, CA.

Blanton, Julie. Veterans Administration Homeless Veteran Programs in Northern California.

Bodreau, Sandra. Executive Director, Association for Retarded Citizens, Roseville, CA.

Brogdon, Cheryl. California Children's Services, Auburn, CA.

Clark, Loren. Senior Planner, Placer County Planning Department, Auburn, CA.

Clarke, Jaqueline. Administrative Secretary, Placer Infant Development Program, Roseville, CA.

Combs, Bill. Senior Planner, Placer County Planning Department, Auburn, CA.

Cronover, Jean. Referral Service, Sacramento Easter Seals Society and Allied Services, Sacramento, CA.

Duncan, Trish. Regional Data Center, Sacramento Area Council of Governments, Sacramento, CA.

Ferreti, Don. Director, Placer County Community Services Department, Auburn, CA.

Flores, Rosa. Instructor, Loomis Adult Development Center, Loomis, CA.

Fusilear, Nancy. Executive Director, Crisis Intervention Services, Kings Beach, CA.

Haffner, Judy. Office Assistant, Project Go, Rocklin, CA.

Hance, Holly. Chief Volunteer, Auburn Food Closet, Auburn, CA.

Hancock, Bob. Enabler/Counselor, Sierra College, Rocklin, CA.

Heinzen, Holly. Assistant County Executive Officer, Placer County Administrator's Office, Auburn, CA.

Huber, Pat. President, Huber Property Management, Auburn, CA.

Jenkins, Edward. Chief Building Official, Placer County Building Department, Auburn, CA.

Levenson, Susan. State of California Department of Housing and Community Development, Division of Housing Policy Development, Sacramento, CA.

Lorensen, Cathy. Placer County Board of Realtors, Rocklin, CA.

Martinez, Dave. Community Resources Council, Roseville, CA.

Meeker, Kitty. Permits Coordinator, Placer County Planning Department, Auburn, CA.

Meyer, Dennis. Andregg Inc., Auburn, CA.

Nelson, Joan. Program Director, Auburn Transition Center, Auburn, CA.

Nolette, Nancy. Assistant County Veterans Service Officer, Veterans Services, Auburn, CA.

Osborne, Anna. Emergency Shelter Program, Sacramento, CA.

Pruett, Danielle. Client Assistant, Placer Women's Center, Inc., Auburn, CA.

Ramos, Tricia. California Coalition for Rural Housing, Sacramento, CA.

Reed, Iva. Auburn and Placer County Library Information and Referral Center, Auburn, CA.

Riley, Betty. Economic Analyst, Sierra Planning Organization, Auburn, CA.

Rocha, Carol. Counselor, PRIDE Industries, Roseville, CA.

Selby, Jo. Secretary, Lessons in Vitality for the Elderly, Rocklin, CA.

Sprague, John. Housing and Redevelopment Manager, Roseville Housing Authority, Roseville, CA.

Tiedemann, Peter. Alta Regional Center, Sacramento, CA.

Vwerling, Martin. Rural California Housing Corporation, Sacramento, CA.

Yeager, Fred. Planning Director, Placer County, Auburn, CA.

APPENDIX D

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APPENDIX E

GLOSSARY

Abbreviations

AFDC:	Aid to Families with Dependent Children
ARC:	Association of Retarded Citizens
BR:	Bedroom
CDBG:	Community Development Block Grant
CEC:	California Energy Commission
CRC:	Community Resources Council
CSD:	Community Services District
DRC:	Development Review Committee
EICP:	Energy Crisis Intervention Program
EIR:	Environmental Impact Report
FHA:	Federal Housing Administration
FmHA:	Farmers Home Administration
HCD:	Housing and Community Development Department of the State of California.
HUD:	U.S. Dept. of Housing and Urban Development
PG&E:	Pacific Gas and Electric
PUD:	Planned Unit Development
SACOG:	Sacramento Area Council of Governments
SPO:	Sierra Planning Organization
SPPC:	South Placer Policy Committee
SSI:	Supplemental Security Income
TRPA:	Tahoe Regional Planning Authority
UBC:	Uniform Building Code

Active Solar System - A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See "Passive Solar System.")

Affordable Housing - Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency - The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Apartment - (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appropriate - An act, condition, or state which is considered suitable.

Archaeology - Relating to the material remains of past human life, culture, or activities.

Assessment District - An area within a public agency's boundaries which receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its

own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets And Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefitting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

Assisted Housing - Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

Below-market-rate Housing Unit - Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "low income" or "moderate income."

Blight - A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Building - Any structure used or intended for supporting or sheltering any use or occupancy.

California Environmental Quality Act (CEQA) - A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

Census - The official decennial enumeration of the population conducted by the federal government.

City - City, with a capital "C," generally refers to the government or administration of a city. City, with a lower case "c" may mean any city, or may refer to the geographical area of a city (e.g., the city's bikeway system.)

Clustered Development - Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Community Development Block Grant (CDBG) - A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Redevelopment Agency - A local agency created under California Redevelopment Law, or a local legislative body which has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including

recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

Compatible - Capable of existing together without conflict or ill effects.

Condominium - A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units.

Congregate Care - Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational area.

Conservation - The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the general plan.

Consistent - Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Covenants, Conditions, and Restrictions - A term used to describe restrictive limitations which may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criterion - A standard upon which a judgment or decision may be based. (See "Standards.")

Density, Residential - The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus - The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

Density, Control of - A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Developable Land - Land which is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer - An individual who or business which prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development - The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fee - A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 *et seq* specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Development Rights - The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

Discourage, v. - To advise or persuade to refrain from.

Discretionary Decision - As used in CEQA, an action taken by a governmental agency which calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Duplex - A detached building under single ownership which is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit - A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement - Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Economic Base, Economic Vitality - Economic Base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort—basic activities which produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars within the area. This distinction holds that the reason for the growth of a particular region is its capacity to provide the means of payment for raw materials, food, and services which the region cannot produce itself and also support the nonbasic activities which are principally local in productive scope and market area.

Elderly Housing - Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")

Emergency Shelter - A facility which provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Eminent Domain - The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

Encourage, v. - To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Environment - CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR) - A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent - The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family - (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Farmers Home Administration (FmHA) - A federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

Feasible - Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Finding(s) - The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

General Plan - A compendium of a city's or a county's policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "County Plan," "Comprehensive Plan," or "Master Plan."

Goal - A general, overall, and ultimate purpose, aim, or end toward which the County will direct effort.

Granny Flat - (See "Second Unit.")

Guidelines - General statements of policy direction around which specific details may be later established.

Handicapped - A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Homeless - Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

Household - All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")

Householder - The head of a household.

Households, Number of - The count of all year-round housing units occupied by one or more persons. The concept of *household* is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD) - The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Element - Article 10.6 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family." Under State law, Housing Elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD) - A cabinet-level department of the federal government which administers housing and community development programs.

Housing Unit - The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

Implementation - Actions, procedures, programs, or techniques that carry out policies.

Improvement - The addition of one or more structures or utilities on a vacant parcel of land.

Infill Development - Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure - Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Jobs/Housing Balance; Jobs/Housing Ratio - The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Landscaping - Planting—including trees, shrubs, and ground covers—suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Land Use - The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Land Use Classification - A system for classifying and designating the appropriate use of properties.

Land Use Element - A required element of the General Plan which uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital

improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Land Use Regulation - A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lease - A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Life-cycle Costing - A method of evaluating a capital investment that takes into account the sum total of all costs associated with the investment over the lifetime of the project.

Lot - (See "Site.")

Low-income Household - A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Maintain, v.- To keep in an existing state.

Manufactured Housing - Residential structures which are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home.")

Median Income - As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD). The median income is the higher of the county median family income or the statewide non-metropolitan median family income.

Minimize, v. - To reduce or lessen, but not necessarily to eliminate.

Ministerial (Administrative) Decision - An action taken by a governmental agency which follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mixed-use - Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home - A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park under a lease with a minimum period of one year. (See "Manufactured Housing.")

Moderate-income Household - A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Low-income Household.")

Multiple Family Building - A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Must - That which is mandatory.

Necessary - Essential or required.

Need - A condition requiring supply or relief. The County may act upon findings of need within or on behalf of the community.

Objective - A specific statement of desired future condition toward which the County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective.

Ordinance - A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Parcel - A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Passive Solar System - A system that distributes collected heat via direct transfer from a thermal mass rather than mechanical power. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling. (See "Active Solar System.")

Planned Unit Development (PUD) - A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning Commission - A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) which requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy - A specific statement of principle or of guiding actions which implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Poverty Level - As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index which provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program - An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Recycle, v. - The process of extraction and reuse of materials from waste products.

Redevelop, v. - To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional - Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.

Regulation - A rule or order prescribed for managing government.

Rehabilitation - The repair, preservation, and/or improvement of substandard housing.

Residential - Land designated in the County's General Plan and zoning ordinance for buildings consisting only of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

Residential, Multiple Family - Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family - A single dwelling unit on a building site.

Restrict, v. - To check, bound, or decrease the range, scope, or incidence of a particular condition.

Retrofit, v.- To add materials and/or devices to an existing building or system to improve its operation or efficiency.

Risk - The danger or degree of hazard or potential loss.

Second Unit - A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Section 8 Rental Assistance Program - A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Housing - (See "Elderly Housing.")

Seniors - Persons age 65 and older.

Septic System - A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Setback - The horizontal distance between the property line and any structure.

Should - Signifies a directive to be honored if at all possible.

Single-family Dwelling, Attached - A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit.

Single-family Dwelling, Detached - A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Site - A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. (See "Lot.")

Slope - Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Solar Access - The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solar System, Active - A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

Solar System, Passive - A system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Standards - (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan.

Structure - Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision - The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act - Division 2 (Sections 66410 *et seq*) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subsidize - To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing - Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Substantial - Considerable in importance, value, degree, or amount.

Topography - Configuration of a surface, including its relief and the position of natural and man-made features.

Transit - The conveyance of persons or goods from one place to another by means of a local, public transportation system. Para-transit refers to transportation services and which operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility-impaired.

Transit-dependent - Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit, Public - A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transitional Housing - Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undue - Improper, or more than necessary.

Uniform Building Code (UBC) - A national, standard building code which sets forth minimum standards for construction.

Uniform Housing Code - State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Use - The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the County's zoning ordinance and General Plan land use designations.

Use Permit - The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Vacant - Lands or buildings which are not actively used for any purpose.

Variance - A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Very Low-income Household - A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Zoning - The division of a County by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Source: California Planning Roundtable, *The California General Plan Glossary*, 1991.

Before the Board of Supervisors County of Placer, State of California

In the matter of:
**A RESOLUTION AMENDING THE
PLACER COUNTY GENERAL PLAN
(HOUSING ELEMENT)**

Resol. No: 92-199

Ord. No:

First Reading:

RESOLUTION

The following _____ was duly passed by the Board of Supervisors
JUNE 22, 1992
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

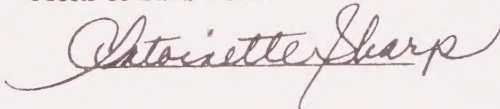
Ayes: OZENICK, FERREIRA, BELAND, HOGG, FLUTY


Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

Attest:
Clerk of said Board




Chairman, Board of Supervisors

WHEREAS, State law requires that the Housing Element of the Placer County General Plan be updated every five years, and;

WHEREAS, the Placer County Board of Supervisors have prepared and considered a new Housing Element and;

WHEREAS, the Placer County General Plan Housing Element (1992) is in conformance with State law and is consistent with the Placer County General Plan, and;

WHEREAS, Placer County has acted in good faith in diligently preparing a Housing Element to meet the needs of a broad segment of society,

**BE IT HEREBY RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS,
STATE OF CALIFORNIA, AS FOLLOWS:**

That the Placer County General Plan Housing Element is amended as attached herein (Attachment A) and is approved based upon the following Findings of Fact:

1. The Housing Element is consistent with the other elements of the Placer County General Plan.
2. The Housing Element has been prepared in the interests of the existing and future residents of Placer County in order to insure that housing opportunities exist for all income categories.
3. The Housing Element addresses the needs of special groups including seniors, large families, the disabled and the homeless.
4. The Housing Element seeks to preserve and rehabilitate the existing affordable housing stock.
5. The Housing Element provides policies which aim to provide quality housing opportunities for all income levels and age groups in Placer County based upon the fair share of the regional housing need as determined by the Sierra Planning Organization.
6. The Housing Element will not be detrimental to the health, safety, comfort, peace, morals or general welfare to the existing and future residents of Placer County.
7. The Housing Element satisfies the statutory requirements of the Government Code including Sections 65583, 65584, 65585, 65588 and 65589.8.

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